

6766 CR 18
JOHNSTOWN, CO 80534



BUILDING
32,168 SF

LAND
14.87 Acres

OUTSIDE STORAGE
7.5 Acres

INDUSTRIAL ENSEMBLE OPPORTUNITY

PROFORMA CAP 7.7%

WWW.CBRE.US/COLORADO

\$6,700,000

MULTI-TENANT INVESTMENT

NORTH PROPERTY OVERVIEW

FISKE ELECTRIC HEADQUARTERS

Industrial Ensemble

SQUARE FOOTAGE	16,151 SF
LEASED BY	Fiske Electric
LEASE TERM	10 Years
LEASE RATE	\$13.12 SF/NNN
ESCALATIONS	4% annual
NOI YR 2	\$211.896
YEAR BUILT	2000/1968
CLEAR HEIGHT	UP TO 18 Feet
YARD SPACE	Yes
ZONING	I - Industrial Larimer County
LOCATION	Easy access to I-25



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NORTH SITE PLAN

North Complex - 16,151 SF

Main Office

Lower Office

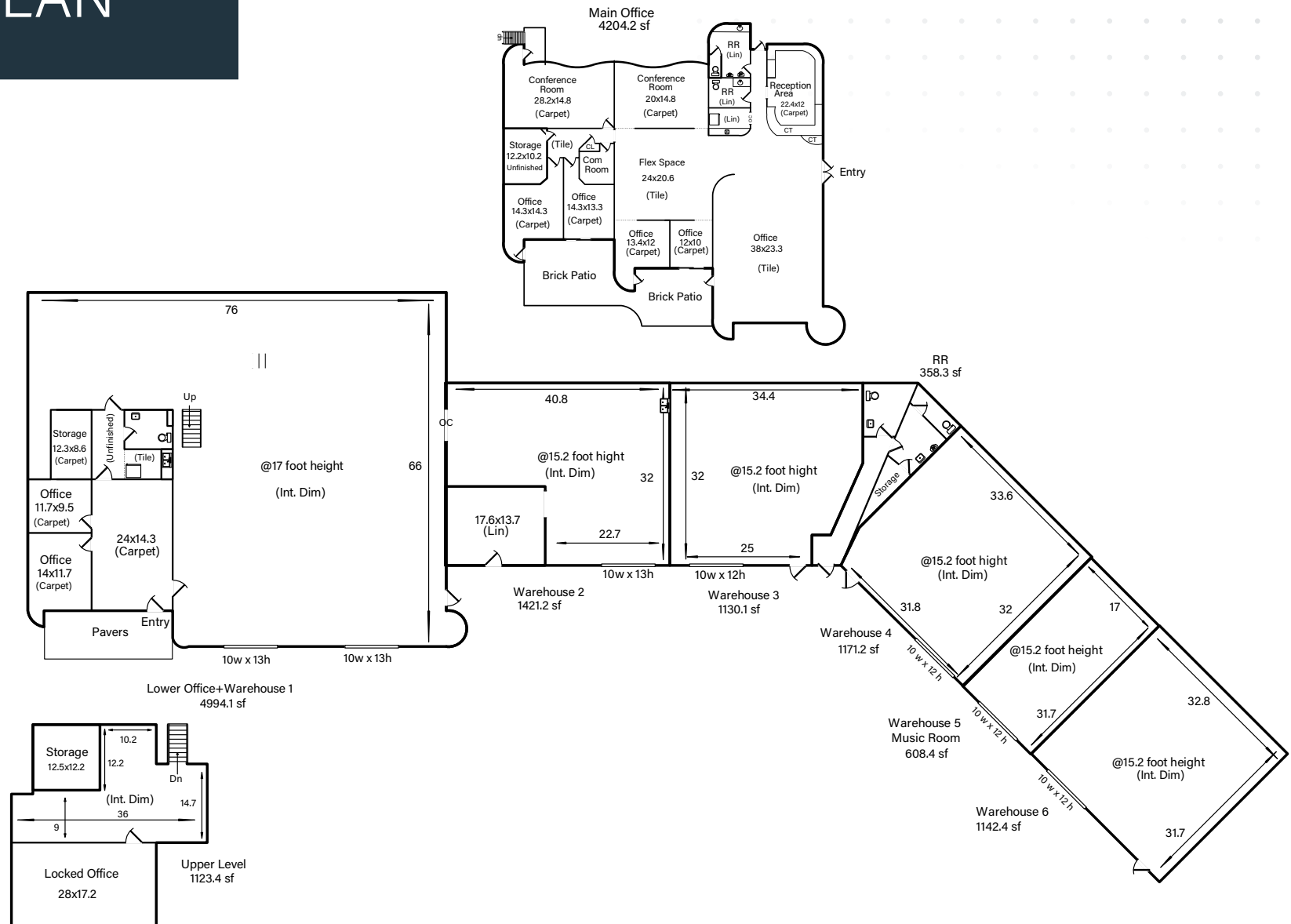
Warehouse 2, 3, 4, 5, 6



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NORTH COMPLEX

FLOOR PLAN



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SOUTH PROPERTY OVERVIEW

INDUSTRIAL ENSEMBLE

SQUARE FOOTAGE	16,017
CLEAR HEIGHT	13' - 16'
OUTSIDE STORAGE	7.5 Acres plus
ZONING	IL - Industrial Larimer County
LOCATION	Easy access to I-25/Hwy 402
LEASE RATE	\$9.00 SF/NNN
ESTIMATED NNN	\$2.30 SF
LEASE RATE OUTSIDE STORAGE	\$0.50/SF
OVERHEAD DOORS	7
POWER	3 phase/200 amps/480 volts



**SOUTH
COMPLEX** 6766 CR 18
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SOUTH SITE PLAN

South Complex - 16,017 SF

Office 1 - Leased

Office 2 - AVAILABLE

Shop - Leased

Warehouse 7 - AVAILABLE

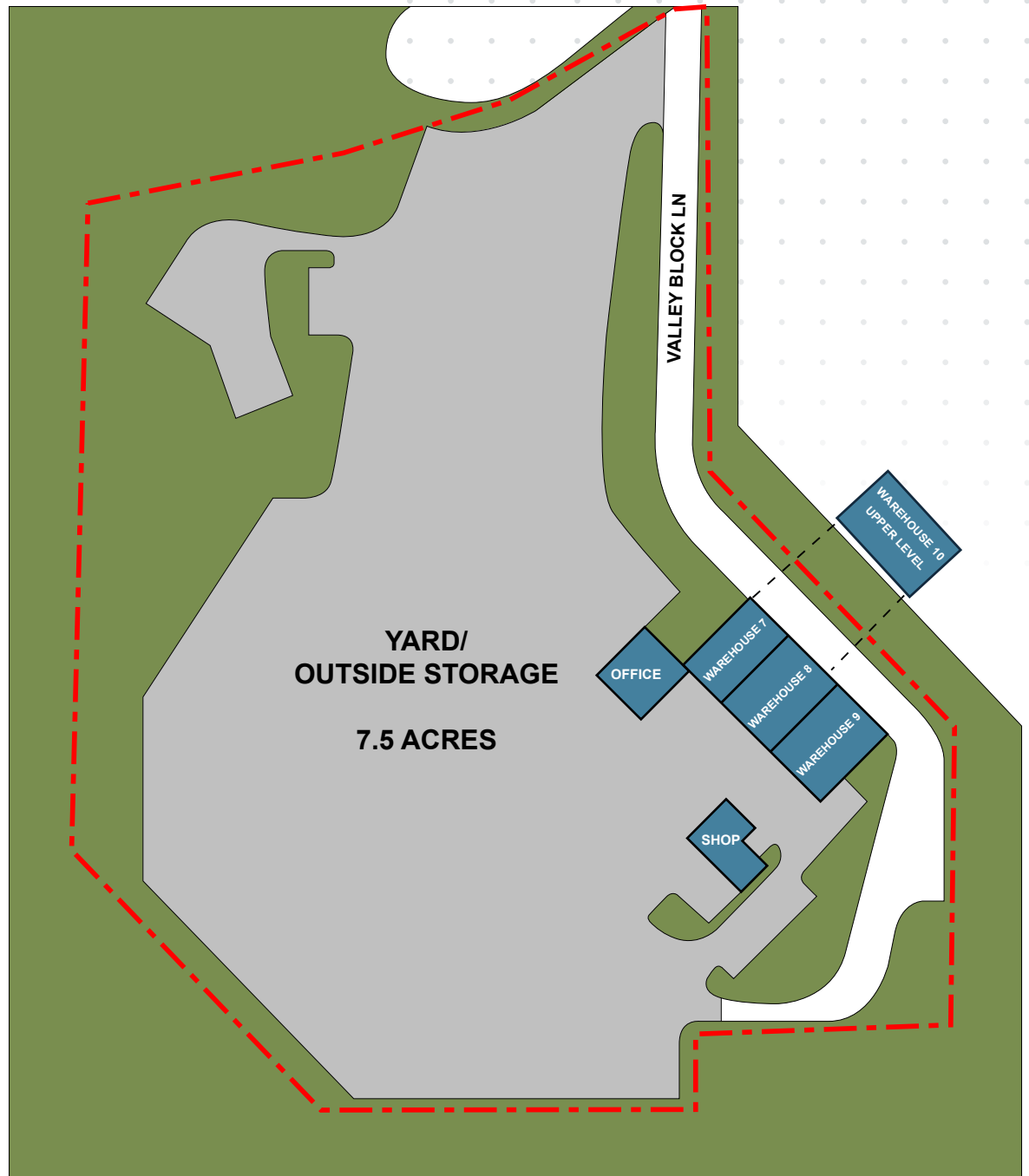
Warehouse 8/9 - Leased

Warehouse 10 - AVAILABLE

Outside Storage - 7.5 Acres

1 Acre Leased

6.5 Acres AVAILABLE



**SOUTH
COMPLEX**

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SOUTH COMPLEX

FLOOR PLAN



FISKE ELECTRIC HEADQUARTERS

PROFORMA INCOME INFORMATION

BUILDING NAME	LEASE RATE	NOI PER YEAR
North Complex - Fiske Electric (Lease in place)	16,151 SF @ \$12.62 + NNN	\$211,896
South Complex - Warehouse (Leases in place)	9,858 SF	\$104,091
South Complex - Warehouse (Available)	6,570 SF @ \$ 9.00 + NNN	\$59,130
South Complex - Outside Storage (Available)	283,140 SF @ \$0.50	\$141,570

INDUSTRIAL ENSEMBLE OPPORTUNITY

Total Estimated NOI	\$516,687
Purchase Price	\$6,700,000
Estimated Cap Rate	7.7%
Price Per Building SF	\$208.00



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FORT COLLINS

LOVELAND

GREELEY



6766 CR 18

JOHNSTOWN

BERTHOUD

BOULDER



36



52 MIN

**FOR MORE INFORMATION,
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CBRE

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