

### OFFERING MEMORANDUM

For Sale



## KEY INVESTMENT SALE HIGHLIGHTS



Sale Price: \$6,993,103  
3.67 Acres  
Zoned: I-M (Industrial Medium Intensity)  
City of Greeley



80,000 SF  
Steel Framed & Block Building  
(9) Dock Height Doors & (2) 14' Overhead Doors



Strategically positioned at US-85 & US-34, and close to major employers such as Chevron, Pepsi Co, JBS, and Leprino.



100% Leased Multi-Tenant Property  
NOI: \$507,040  
7.25% Cap Rate

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## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.





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# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to present 450 25th St, a ±80,000 SF 100% leased industrial facility on 3.67 acres in Greeley, CO. The building is a mix between steel frame and cinderblock construction built in 1957 and is comprised of approximately 8% office and 92% warehouse (including conference rooms, breakroom and restrooms). The warehouse includes nine dock high doors and two 14' overhead doors.

This property is a multi-tenant NNN leased investment, currently occupied by Parallel Products of Colorado, LLC (44,000 SF) and Barnhart Bolt and Special Fasteners Inc. (36,000 SF). Both tenants have long-term NNN leases, offering stable income from creditworthy tenants in different industries. With minimal management required, this opportunity is ideal for investors interested in low-maintenance industrial ownership.

Located near the interchange of US-85 and US-34, close to local industrial leaders such as JBS and Leprino, the site offers excellent regional access within Greeley's most active industrial corridor.

450 25th St offers investors a stabilized industrial asset in a supply-constrained market with expanding manufacturing and logistics demand.

<b>Sale Price:</b>	<b>\$6,993,103</b>
<b>Acres:</b>	<b>3.67</b>
<b>Zoned:</b>	<b>I-M (Industrial Medium Intensity)</b>
<b>Total SF:</b>	<b>80,000 SF</b>
<b>Leased:</b>	<b>100% to Parallel Products and Barnhart Bolt</b>
<b>Tenant 1 Occupies:</b>	<b>Parallel Products: 44,000 SF</b> (commenced 12/1/2025)
<b>Tenant 2 Occupies:</b>	<b>Barnhart Bolt: 36,000 SF</b> (commenced 1/1/2026)
<b>NOI:</b>	<b>\$507,040/year (\$6.05 / SF NNN)</b> 3% Annual Escalators
<b>Strategic Location Near:</b>	<b>US-85 / US-34 &amp; major industrial infrastructure</b>



# AERIAL VIEW



**450 25TH ST  
GREELEY, CO**

**25TH ST**

**4TH AVE**

**26TH ST**

# PROPERTY INFORMATION

## Utility Providers

Electric	Xcel Energy
Gas	Atmos
Internet	Allo
Water	City of Greeley

## Construction

Structure:	Steel Frame With Block Construction
Roof:	Combination of ballasted and un-ballasted membrane flat roof sections
Power:	(480 / 270, 1200A), (480 / 277, 1000A), (208 / 120, 4000A)
Floors:	Drained and sloped
Water:	8" sewer connected to 18" main 4" water tap
Ceiling Height:	22' - 28'
HVAC / Air:	Combination of Roof-top units/forced air heat

## Warehouse Contains

Doors:	7 dock doors directly tied to the main transport cooler 2 docks doors in unloading area 2 doors for receiving 1 dry storage dock dual dock high (exterior covered dock high platform)
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450 25th ST  
Greeley, CO

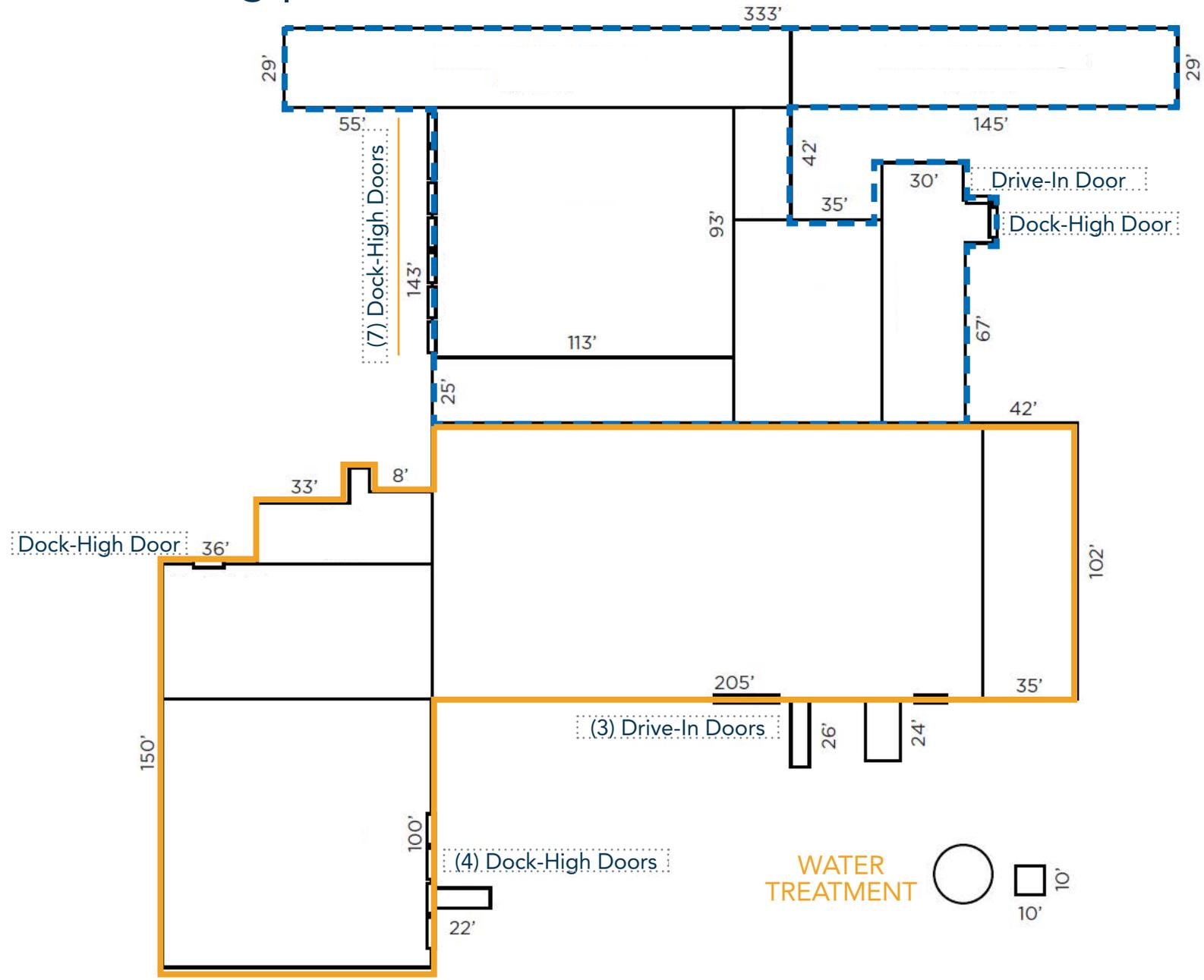
# FLOOR PLAN

Entire Building | **80,000 SF**



**36,000 SF**

**44,000 SF**





# FINANCIAL SUMMARY

## RENT ROLL

TOTAL RSF

Unit	Square Footage	Monthly Rent	Annual Rent	Annual Rent / SF	Monthly Op. Charges	Annual Op. Charges
<b>101</b> Parallel Products of CO	44,000	\$20,533.33	\$246,400.00	\$5.60	\$3,862.19	\$46,346.25
<b>102</b> Barnhart Bolts & Specialty Fasners	36,000	\$19,800.00	\$237,600.00	\$6.60	\$3,159.97	\$37,919.66
<b>TOTALS</b>	<b>80,000</b>	<b>\$40,333.33</b>	<b>\$484,000.00</b>	<b>\$6.05</b>	<b>\$7,022.16</b>	<b>\$84,265.90</b>

## RENTAL INCOME

Rental Income	Year 1 - Current	\$ / SF
Base Rent	\$484,000.00	\$6.05
Expense Reimbursement	\$84,265.90	\$1.05
Other Income-Parking	\$23,040.00	
<b>GROSS POTENTIAL INCOME</b>	<b>\$591,305.90</b>	<b>\$7.10</b>
Less: Operating Expenses		
Property Taxes	\$29,905.90	\$0.37
Insurance	\$35,000.00	\$0.44
Management Fee	\$19,360.00	\$0.24
<b>Total Operating Expenses</b>	<b>\$84,265.90</b>	<b>\$1.05</b>
<b>NET OPERATING INCOME</b>	<b>\$507,040.00</b>	<b>\$6.73</b>

## 2025 OPERATIONS BUDGET

Category	Current - Annual Charges
Property Taxes	\$29,905.90
Property Insurance	\$35,000.00
Management Fee	\$19,360.00
<b>Total Op. Expenses</b>	<b>\$84,265.90</b>
<b>Total Rentable SF</b>	<b>80,000</b>
<b>NNN/SF</b>	<b>\$1.05</b>

# TENANT SUMMARY



## Parallel Products

Parallel Products of Colorado, LLC a Delaware Limited Liability Company

Corporate Guarantor: Parallel Environmental Services Corporation a Delaware Corporation

Headquarters: Louisville, KY

Ownership Type: Private Equity

## LEASE SUMMARY

Unit 101 is 100% Leased to Parallel Products

- **Leased Area:** 44,000 SF
- **Lease Term:** Commenced October 1, 2025
- **Base Term Expires:** 11/30/2030
- **Options to Extend:**
  - One (1) five (5) year renewal option
- **Extention Notice:**
  - No earlier than nine (9) months no later than six (6) months before expiration of base term
- **Extention Type:** Fair Market Value
- **Lease Structure:** NNN
- **Operations Use:** Advanced beverage destruction, recycling, and transportation services.

Website: <https://parallelproducts.com/>

## RENT ESCALATION TABLE

Start Date	End Date	Rent/Month	Rent/Year
10/1/2025	11/30/2025	\$0.00	\$0.00
12/1/2025	11/30/2026	\$20,533.33	\$246,400.00
12/1/2026	11/30/2027	\$21,149.33	\$253,792.00
12/1/2027	11/30/2028	\$21,783.81	\$261,405.76
12/1/2028	11/30/2029	\$22,437.33	\$269,247.93
12/1/2029	11/30/2030	\$23,110.45	\$277,325.37

# TENANT SUMMARY

## Barnhart Bolt & Special Fasteners, Inc.

Founded: 1993

Headquarters: Odessa, TX

Ownership Type: Private



## LEASE SUMMARY

Unit 102 is 100% Leased to Parallel Products

- Leased Area: 36,000 SF
- Lease Term: Commenced January 1, 2026
- Base Term Expires: 12/31/2035
- Options to Extend:
  - Two (2) five (5) year options
- Extention Notice:
  - No later than 270 Days before term expiration
- Extention Type: 3% annual escalations
- Lease Structure: NNN
- Operations Use: Shipping and receiving of bolts and fasteners.

Website: <https://barnhartbolt.com/>

## RENT ESCALATION TABLE

Start Date	End Date	Monthly Rent	Annual Rent
1/1/2026	2/28/2026	\$0.00	\$0.00
3/1/2026	12/31/2026	\$19,800.00	\$198,000.00
1/1/2027	12/31/2027	\$20,394.00	\$244,728.00
1/1/2028	12/31/2028	\$21,005.82	\$252,069.84
1/1/2029	12/31/2029	\$21,636.00	\$259,631.94
1/1/2030	12/31/2030	\$22,285.07	\$267,420.89
1/1/2031	12/31/2031	\$22,953.63	\$275,443.52
1/1/2032	12/31/2032	\$23,642.24	\$283,706.83
1/1/2033	12/31/2033	\$24,351.50	\$292,218.03
1/1/2034	12/31/2034	\$25,082.05	\$300,984.57
1/1/2035	12/31/2035	\$25,834.51	\$310,014.11





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