

REALTEC

COMMERCIAL REAL ESTATE SERVICES



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THREE OFFICES SERVING NORTHERN COLORADO
FOR OVER 30 YEARS - FORT COLLINS, GREELEY, AND LOVELAND

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MULTI-TENANT FLEX/OFFICE INVESTMENT PROPERTY

8750 WEST 20TH STREET | GREELEY, CO 80634



TABLE OF CONTENTS

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PAGE 3

PROPERTY SUMMARY

PAGE 4 - 5

PROPERTY SUMMARY | SITE PLAN

PAGE 6

PROPERTY SUMMARY | SURVEY

PAGE 7 - 8

PROPERTY SUMMARY | BUILDING INFO

PAGE 9

NEIGHBORHOOD INFO

PAGE 10

LOCATION AERIAL

PAGE 11

LOCAL AREA MAP

PAGE 12 - 13

TENANT & LEASE SUMMARY

PAGE 14

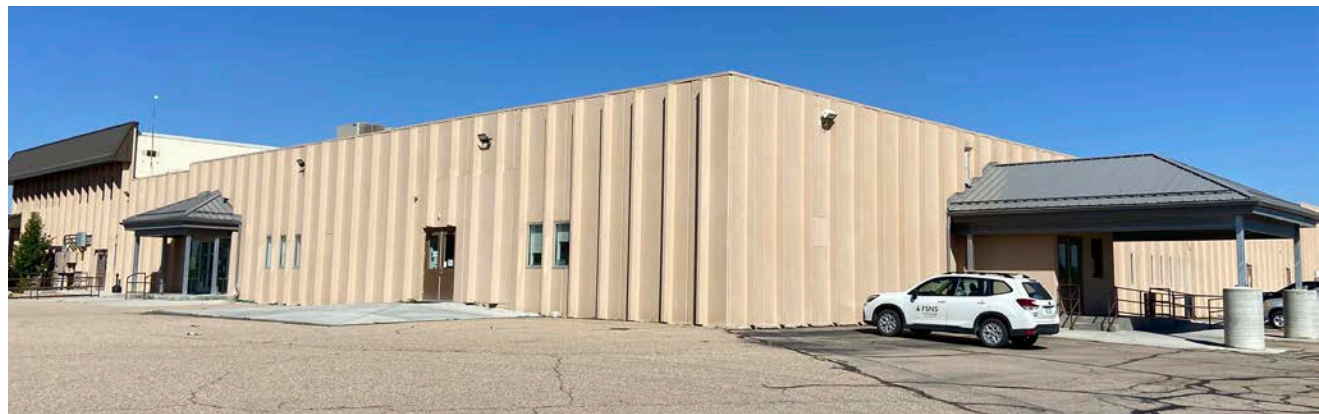
TENANT DESCRIPTIONS

PAGE 15

DEMOGRAPHICS

PAGE 16

ABOUT GREELEY



PROPERTY SUMMARY

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Realtec Greeley is pleased to provide you the opportunity to purchase this investment or owner/user property. This redeveloped and renovated flex building in west Greeley. 61,924-sf is located on 8.145 acres. The property is 70% leased to Food Safety Net Services and CPS Distributors; both strong credit tenants with long term property commitments. The remaining vacant space is ready for tenant improvements and provides tremendous investor upside. Property has been fully renovated including completion of the tenant spaces, a new facade, parking lot, landscaping, and a new vestibule with elevator. Investment opportunity with upside for the vacant space or perfect for an owner/user seeking additional investment income. This property also provides a rare fenced yard area in west Greeley.

Future second floor office tenant will have exclusive use of the new vestibule. The second floor is in core and shell condition. Fantastic mountain views from the second floor. The new vestibule creates a corporate headquarters image for the new users. There is ample parking for a future tenant with the potential to expand parking if needed.

Price:	\$6,900,000.00
Price Per Square Foot:	\$111.43/SF
Square Footage:	61,924
Acres:	8.145 +/-
Occupancy:	70%
2026 Projected NOI:	\$295,755.31
2026 Proforma NOI:	\$595,976.01
Term Length*:	July 2026 - Nov 2030
Lease Rate Range*:	\$18.61 – \$11.80 NNN

Exclusions: Tenants business and personal property. Mineral rights. Property will be sold “as-is, where-is”.

*Please see property rent roll section for more detailed lease information.

2017-2021 BUILDING IMPROVEMENTS

- Repaved parking lot
- New landscaping
- New HVAC
- New electrical service
- Vestibule Expansion
 - New main entry
 - Elevator
 - High quality interior finishes
- Fire sprinkler system
- Two new stairwells
- New overhead doors
- New sewer connection
- Improved facade
 - Additional windows
 - Stone work
 - Architectural features

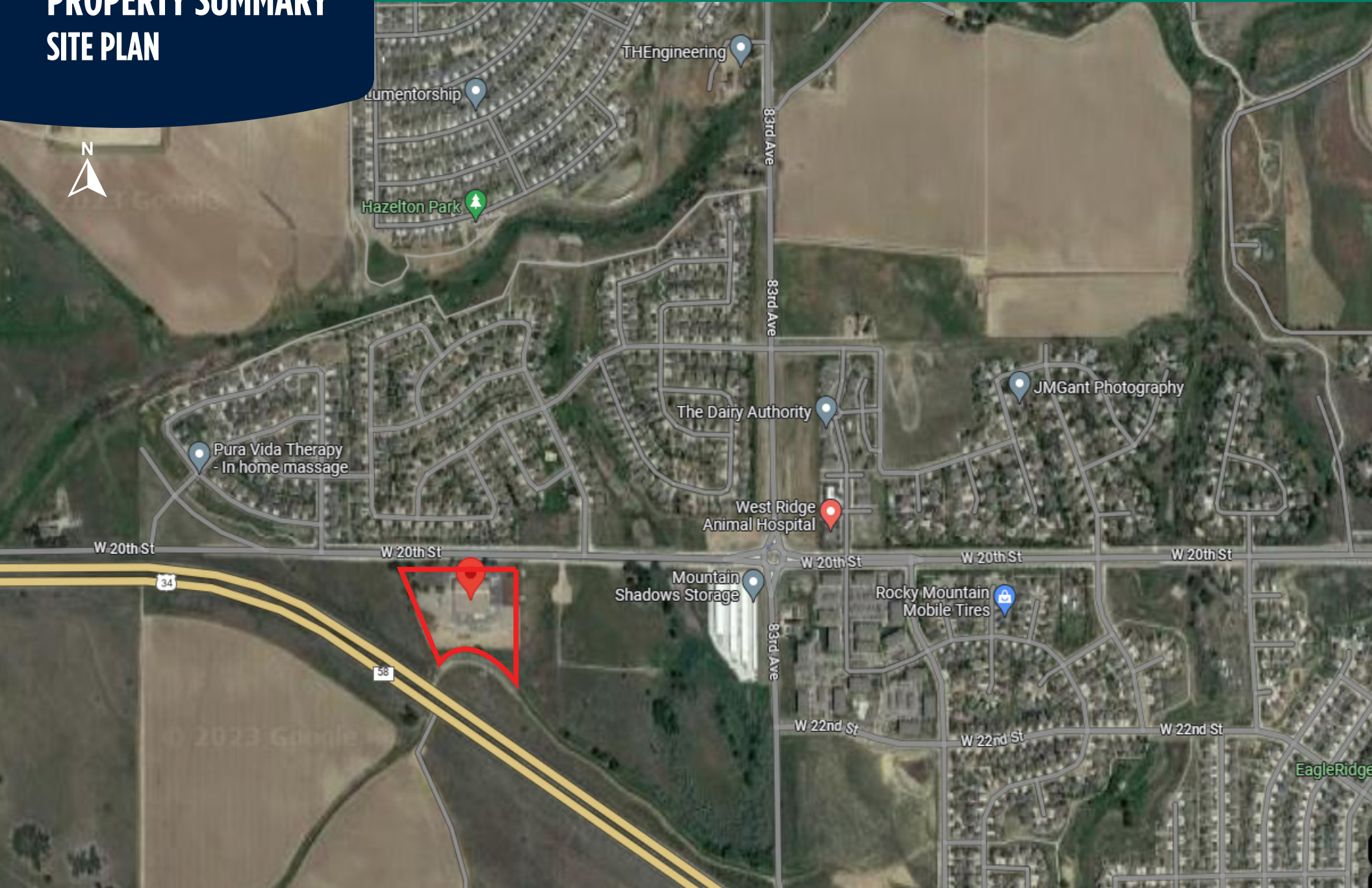
PROPERTY SUMMARY

SITE PLAN

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PROPERTY SUMMARY SITE PLAN

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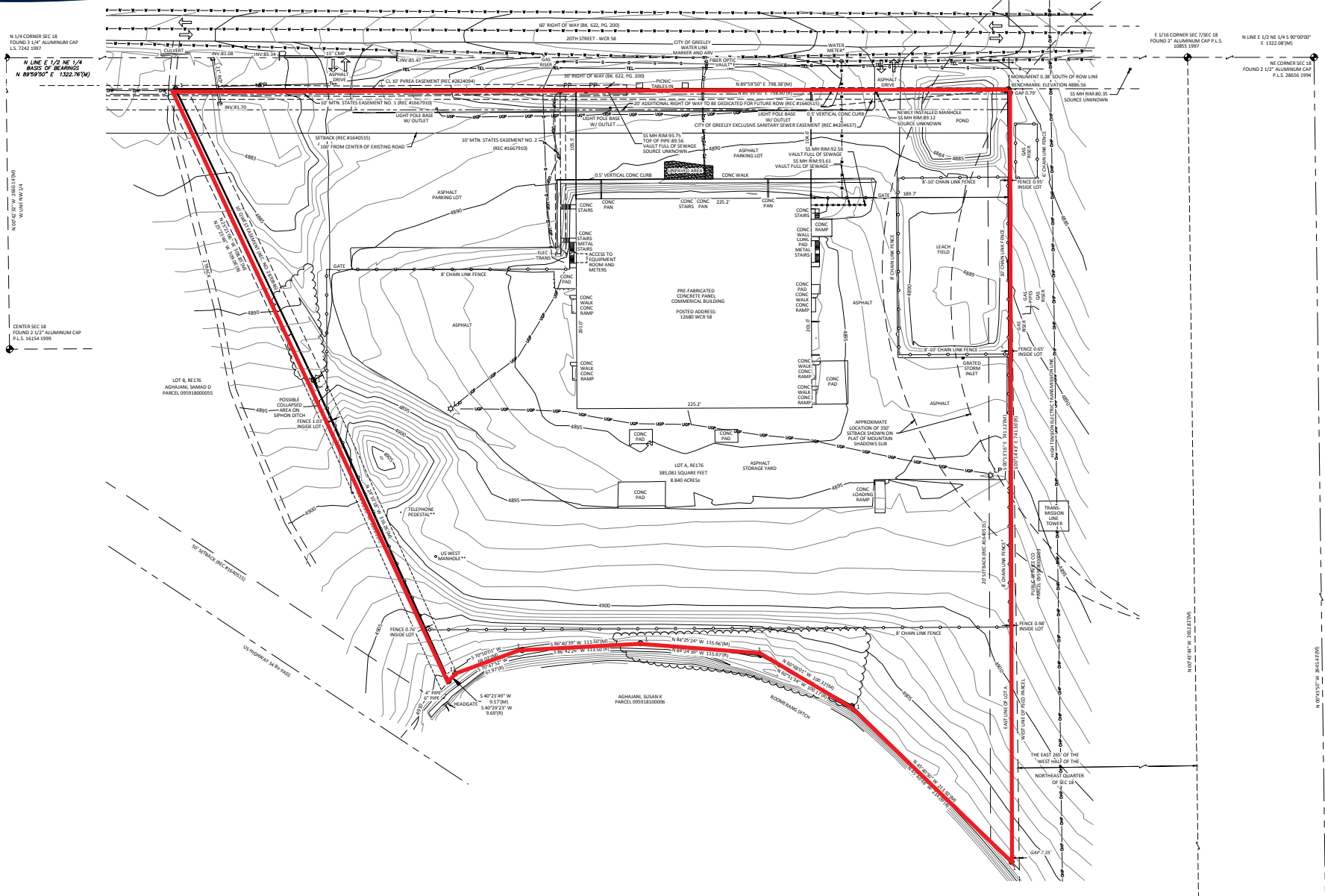


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PROPERTY SUMMARY

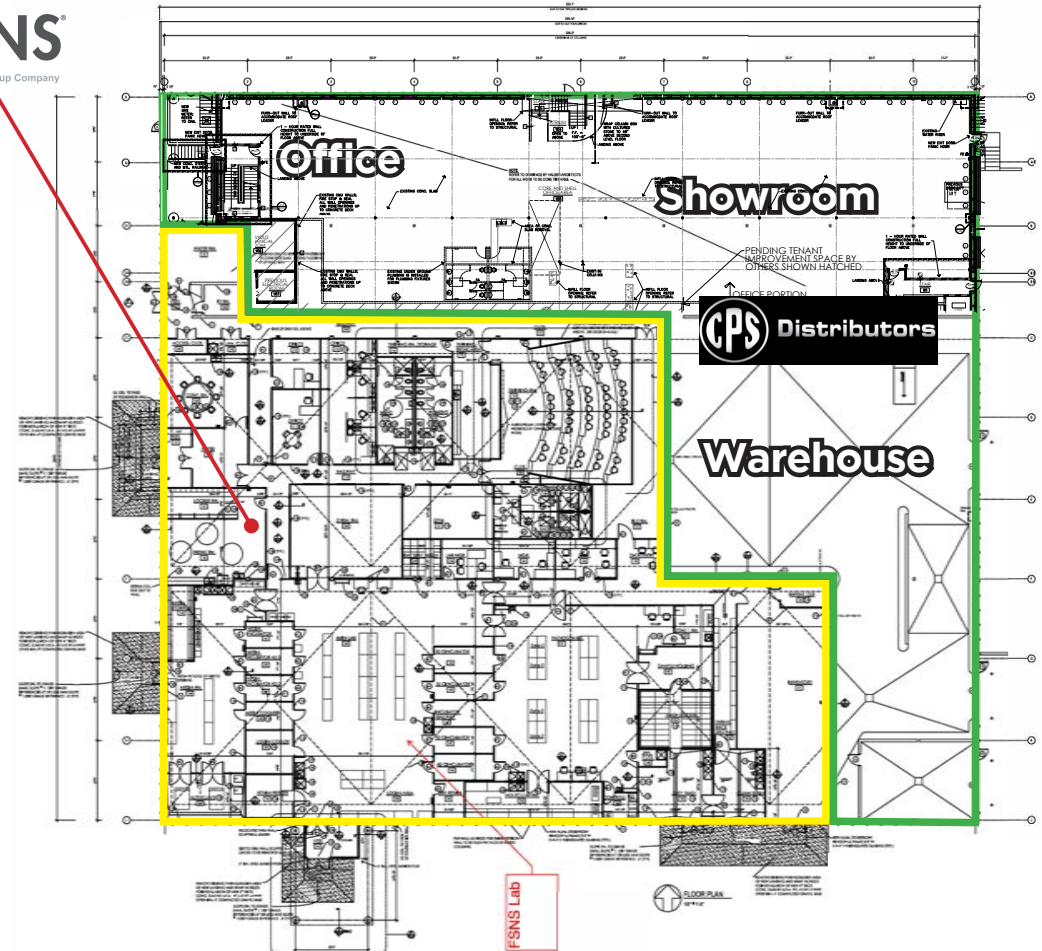
BUILDING INFO

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FLOOR PLAN - FIRST FLOOR



Building Size: Total: 61,924 SF

Lot Size: 8.145 acres

Zoning: PUD, City of Greeley
Zoning allows C-H uses and outside storage.

[City of Greeley Land Uses](#)

Tenants:

Food Safety Net Services: 23,000 SF
Fully finished research lab and testing facility

CPS Distributors: 20,329 SF

Warehouse, showroom, office, and outdoor display area. Lease includes outside storage area

Year of Construction: 1974

Renovated: 2017 & 2022

Construction Type: Concrete

Roof: Membrane

Overhead Doors: 3 drive-in 14'x12'

Water: City of Greeley

Sewer: City of Greeley

Electrical: Xcel Energy

Natural Gas: Atmos Energy

Parking: 137 spaces total,
75 spaces available for second floor

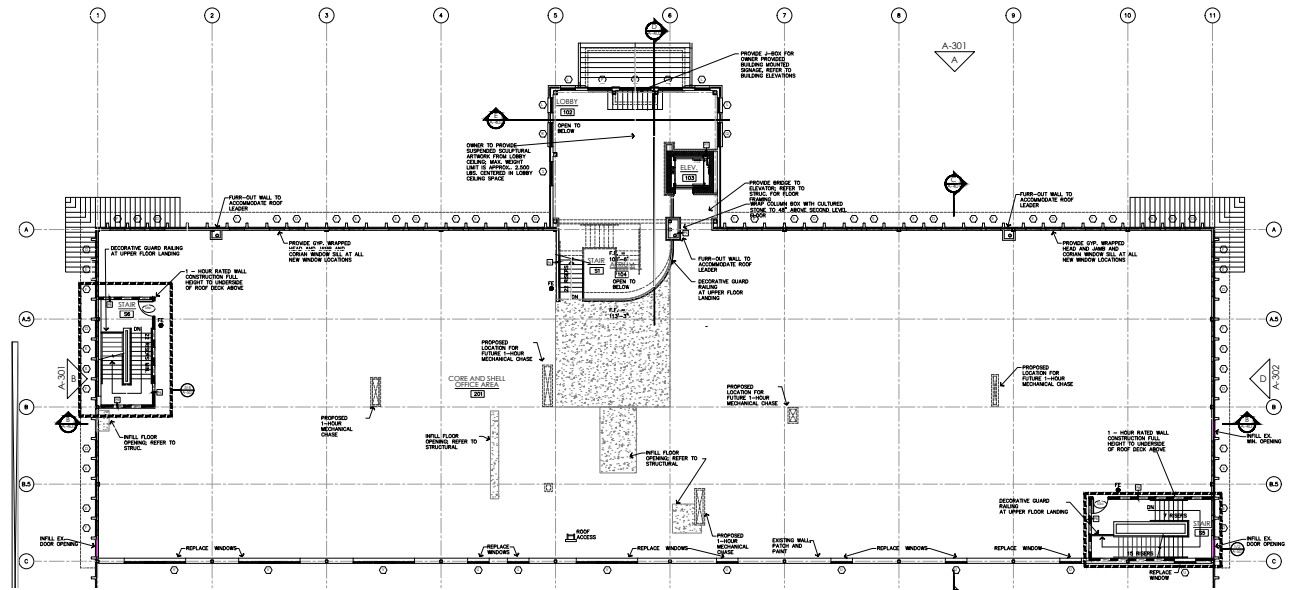
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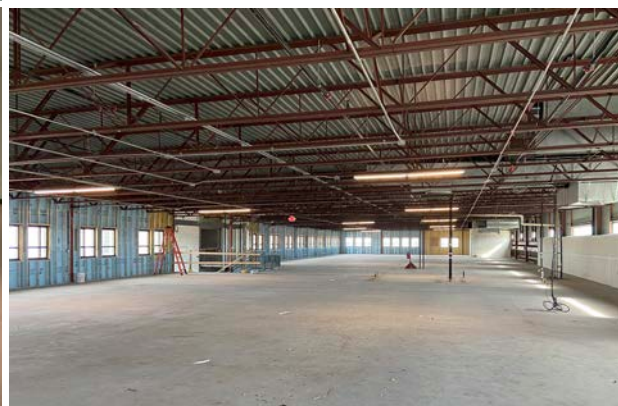
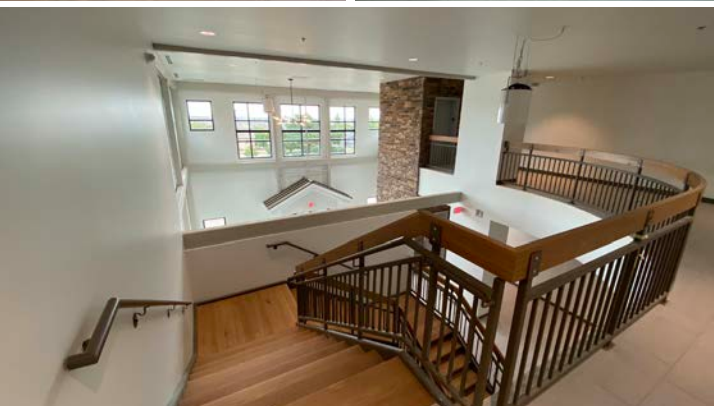
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FLOOR PLAN - SECOND FLOOR



Second floor is in core and shell condition, ready for tenant improvements. Includes exclusive use of vestibule.



RENOVATED VESTIBULE

NEIGHBORHOOD INFO

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West Greeley is the primary growth path for Greeley both along Highway 34 and West 10th Street. The corridor in between has an abundance of vacant land and access to infrastructure to support continued development. West 20th Street has long been the primary location for professional office and medical users. This area has a strong demographic base that includes higher income levels. Convenient access to Highway 34 from West 20th Street allows users in this area to have easy regional travel for all of northern Colorado and the Front Range.



LOCATION AERIAL

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LOCAL AERIAL MAP

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TENANT & LEASE SUMMARY RENT ROLL

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TENANT AND LEASE SUMMARY

As of 3/1/2026

Tenant Name	Square Feet	Lease Commencement	Lease Expiration	2026 Annual Rent	Future Annual Rent	Annual Rent per Sq. Ft.	Options	Security Deposit	NNN Reimbursement
Suite 100									
Food Safety Net Services	23,000	7/1/21	6/30/26	\$ 204,819.00		\$ 8.91	2-5 year. Fair Market Value.	None	Single Net
		7/1/21	6/30/22		\$ 183,310.00	\$ 7.97	Minimum 2% escalator in option periods. Maximum 7.5% increase in first year of each option period.		
		7/1/22	6/30/23		\$ 186,990.00	\$ 8.13			
		7/1/23	6/30/24		\$ 190,900.00	\$ 8.30			
		7/1/24	6/30/25		\$ 194,810.00	\$ 8.47			
		7/1/25	6/30/26		\$ 198,720.00	\$ 8.64			
NOTES: Tenant pays utilities and all maintenance (interior and exterior). Landlord pays property taxes and property insurance. Tenant paid for all Tenant									
Suite 165									
CPS Distributors	20,329	7/1/23	11/30/30	\$ 243,439.78		\$ 11.98	2- 5 year. Fair Market Value	\$ 18,838.31	Pro-rata Share
		7/1/23	11/30/23	Rent Abatement	\$ -	\$ 11.12			
		12/1/23	6/30/24		\$ 226,058.48	\$ 11.12			
		7/1/24	6/30/25		\$ 232,767.05	\$ 11.45			
		7/1/25	6/30/26		\$ 239,882.20	\$ 11.80			
		7/1/26	6/30/27		\$ 246,997.35	\$ 12.15			
		7/1/27	6/30/28		\$ 254,519.08	\$ 12.52			
		7/1/28	6/30/29		\$ 262,040.81	\$ 12.89			
		7/1/29	11/30/30		\$ 269,969.12	\$ 13.28			
NOTES: Tenant pays all utilities and reimburses landlord for property taxes, property insurance, and CAM expenses.									
Suite 200									
Vacant - Proforma	18,595	1/1/26	12/31/34	\$ 278,925.00		\$ 15.00			Pro-rata Share
		1/1/26	12/31/27		\$ 278,925.00	\$ 15.00			
		1/1/27	12/31/28		\$ 287,292.75	\$ 15.45			
		1/1/28	12/31/29		\$ 295,911.53	\$ 15.91			
		1/1/29	12/31/30		\$ 304,788.88	\$ 16.39			
		1/1/30	12/31/31		\$ 313,932.54	\$ 16.88			
		1/1/31	12/31/32		\$ 323,350.52	\$ 17.39			
		1/1/32	12/31/33		\$ 333,051.04	\$ 17.91			
		1/1/33	12/31/34		\$ 343,042.57	\$ 18.45			
NOTES: Assume Tenant pays all utilities and reimburses landlord for proeprty taxes, property insurance, and CAM expenses.									
TOTAL ANNUAL RENT				\$ 727,183.77					

TENANT & LEASE SUMMARY OPERATING STATEMENT

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	2026 Projected*	2026 Proforma^
FSNS	\$ 204,819.00	\$ 204,819.00
CPS Distributors	\$ 243,439.78	\$ 243,439.78
Office Space	\$ 278,925.00	\$ 278,925.00
Potential Gross Income	\$ 727,183.77	\$ 727,183.77
Plus: NNN Reimbursement	\$ 74,200.85	\$ 142,072.60
Less: Vacancy and Collection	\$ (278,925.00)	\$ (29,087.35)
Effective Gross Income	\$ 522,459.62	\$ 840,169.02
Expenses		
Property Taxes	\$ (135,494.20)	\$ (135,494.20)
Insurance	\$ (16,432.00)	\$ (16,432.00)
CAM	\$ (43,400.00)	\$ (43,400.00)
Less: Total Expenses	\$ (195,326.20)	\$ (195,326.20)
Less: Capital Reserves (7%)	\$ (31,378.11)	\$ (48,866.75)
NET OPERATING INCOME	\$ 295,755.31	\$ 595,976.07
2026 Actual Cap Rate		3.52%
2026 Proforma Cap Rate		7.09%

*2024 Projected Operating Statement based on existing leases and projected expenses

^2024 Proforma assumptions for new tenant: 3 months free rent, \$15/sf NNN lease rate

TENANT DESCRIPTION

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CPS Distributors, Inc. is a subsidiary of Heritage Landscape Supply Group which has 30 brands across the United States. CPS Distributors, Inc. was founded in 1890 as E. Perry & Son. The name was changed in 1938 to Water Engineering Co. and again in 1947 to Colorado Pump and Supply signifying its importance to the industrial, commercial, and water well pump industries.

As Colorado Pump and Supply progressed through the years, they became quite versatile in many areas such as farm equipment, agricultural irrigation supplies, grounds maintenance equipment, water well drilling and the turf irrigation industry. As a result of that versatility and the company's desire to concentrate solely on the wholesale distribution business, its name was changed once again in 1973 to its current title of CPS Distributors, Inc. In 1981 CPS acquired Water Systems, Inc in Casper, Wyoming making it a wholly owned subsidiary of CPS Distributors, Inc, giving the company its first presence in the state of Wyoming.

Since that time CPS has opened numerous branches along the Front Range allowing contractors immediate, convenient access to everyday products needed to better serve their growing markets. These branches range in size from 5 to 15

thousand square feet, stock a full range of the most popular products, and have been strategically located in both Colorado and Wyoming with operations in Casper, Cheyenne, Colorado Springs, Fort Collins, Glenwood Springs, and multiple locations in the Denver Metro area. In June, 1999, CPS acquired Western Pipe Supply which dramatically increased its market share in the Boulder and Longmont regions. Then, in February 2005 CPS relocated its corporate offices and main warehouse to its current location in Westminster, Colorado.



Food Safety Net Services (FSNS), A Certified Group Company, provides microbiology and chemistry laboratory testing services in the food & beverage, dietary supplements, nicotine, cannabis, cosmetics, and similar industries at our network of 30+ ISO 17025 accredited labs throughout North America.

DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2023	2028	2023	2028	2023	2028
Population	5,724	7,281	24,713	27,522	69,448	72,947
Households	1,809	2,323	9,010	10,048	25,727	27,236
Median HH Income	\$105,251	\$117,952	\$103,297	\$114,687	\$89,213	\$103,416
Average HH Income	\$127,989	\$146,386	\$125,922	\$144,670	\$110,497	\$127,036
Median Age	34.4	32.9	37.7	37.2	37.5	37.6

(Source: Esri 2023)

ABOUT GREELEY

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Close to many places and attractions Greeley is within an hour's drive of Denver, Denver International Airport, Fort Collins, Cheyenne, and the popular Rocky Mountain National Park near Estes Park, CO. This allows its residents to enjoy all the perks and attractions of the Colorado front range cities, mountain towns, and still be a great smaller-city community to live and raise a family.

In recent years Greeley and the surrounding Greeley metropolitan Statistical Area (MSA) has topped charts for growth in the nation by earning the distinctions of: 2017 3rd fastest-growing MSA, ranked 2nd best small cities for jobs and best small cities for business in 2014 by Forbes magazine.

Greeley's thriving economy is primarily fueled by a diverse mix of industries including: agriculture, food processing, energy production, construction services, business services, manufacturing, education, healthcare/wellness, and government services. The major employers in the area are listed below:

- JBS
- UC Health
- Leprino Foods
- Select Energy Services
- State Farm Insurance
- Colorado Premium Foods
- University of Northern Colorado
- Hensel Phelps Construction
- Tele Tech
- Roche Constructors
- Noble Energy
- City of Greeley
- DCP Energy
- LEED Fabrication
- Banner Health
- Animal Health International
- Helena Chemical Company
- Envirotech Services
- Burris-Steiner
- All American Pet Proteins

Greeley annually hosts the notable regional events of the Greeley Independence Stampede rodeo and parade which is the nation's largest 4th of July rodeo and festival celebration through a 10-day series of events/activities. Also, in June each year Greeley is home to the Greeley Blues Jam that attracts blues artists from around the country in a 2-day event concert festival in Island Grove Park. Both events together not only pull local fans to the events but also from around Colorado and neighboring states.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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