

100% LEASED


INDUSTRIAL INVESTMENT OPPORTUNITY

Sale Price: \$6,847,468

Cap Rate: 6.25% | NOI: \$428,592

Located at 583 Gyrfalcon Court in Windsor, this 26,625 SF industrial investment opportunity is 100% leased to STEP Energy Services and Metronet Infrastructure Group, offering investors stable in-place cash flow with a 6.25% cap rate and NOI of \$428,592. Constructed in 2019, the property features ample parking, fenced and gated outdoor storage, and a second-level mezzanine suitable for office or storage use. Ideally positioned just southeast of the Highway 392 and Highway 257 intersection, the property provides excellent access to Highway 85, Highway 34, and I-25, and is adjacent to the new East Pointe Neighborhood Center featuring Human Bean, Doug's Diner, Freddy's, Baskin-Robbins, and Kum & Go.

Please contact the listing brokers for additional information and investment details.

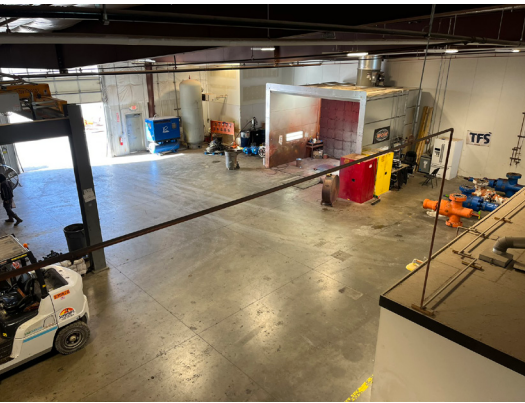
PROPERTY FEATURES

Building Size	26,625 SF
Tenants	STEP Energy Services (USA) Metronet Infrastructure Group
Site Size	5.88 Acres
YOC	2019
Loading	7 Overhead Doors
Zoning	Limited Industrial (Town of Windsor)
Parking	34 Spaces

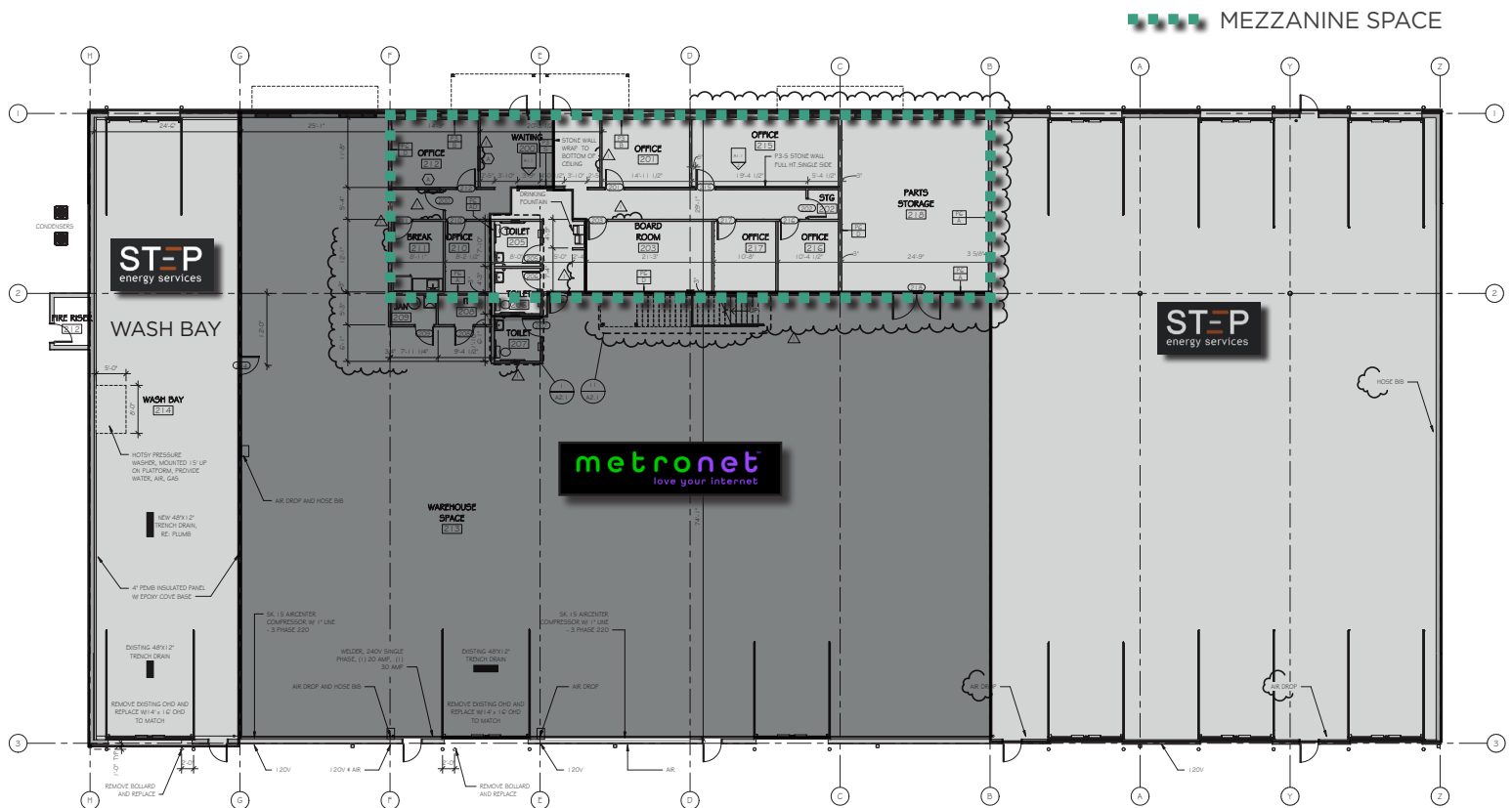
PROPERTY HIGHLIGHTS

- 100% Leased to two tenants
- Fully fenced and gated outside storage
- Second-level mezzanine
- Easy access to I-25 and Highway 85
- Ample parking
- Wash bay





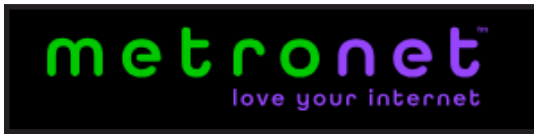
BUILDING FLOOR PLAN





WINDSOR, COLORADO 80550

[illegible]

TENANT OVERVIEW**Metronet Infrastructure Group - Unit A**

Metronet Infrastructure Group is part of Metronet, a leading provider of 100% fiber-optic internet and telecommunications infrastructure serving residential and commercial customers across the United States. Founded in 2005, Metronet has expanded to deliver high-speed fiber connectivity to millions of homes and businesses in hundreds of communities nationwide.

Source: <https://www.metronet.com/about-us>

**STEP Energy Services - Unit B**

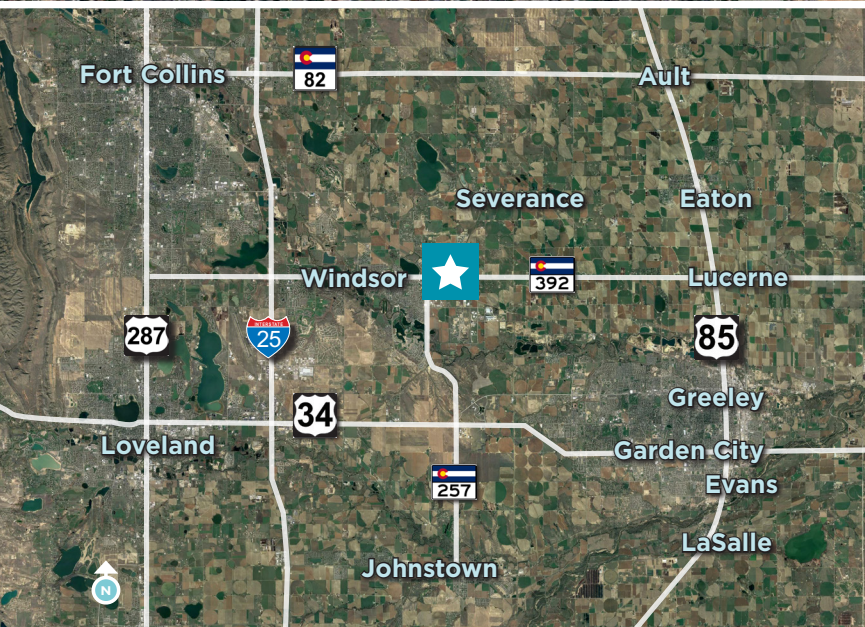
STEP Energy Services provides industry leading deep-capacity coiled tubing, fluid and nitrogen pumping, and hydraulic fracturing solutions to North American clients in British Columbia, Alberta, Texas, North Dakota, Utah, and Colorado. We have a strong portfolio of completion, intervention and nitrogen industrial services and technologies.

Source: <https://www.stepenergyservices.com/about>



583 GYRFALCON COURT

WINDSOR, COLORADO 80550



For more information, please contact:

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com

MATT HASKELL
Broker/Owner
M +1 970 690 1690
mhaskell@urealtyinc.com

375 E. Horsetooth Road
Building 4, Suite 103
Fort Collins, Colorado 80525