1740 SKYWAY DRIVE #1-8

LONGMONT, CO 80504

SIX CONTIGUOUS INDUSTRIAL FLEX SUITES RANGING FROM 2,500 TO 5,000 SF, TOTALING 20,000 SF

PINNACLE
REAL ESTATE ADVISORS

CONFIDENTIAL
OFFERING MEMORANDUM

1740 SKYWAY DRIVE #1-8

CONTACT US FOR MORE INFORMATION

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EXECUTIVE SUMMARY

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1740 Skyway Drive presents a rare opportunity to acquire a six-suite, 20,000 SF industrial flex condo package in the Vista View Business Park in Longmont, Colorado. The property will be delivered 100% occupied under long-term triple net (NNN) leases, providing an investor immediate, stabilized cash flow with minimal landlord obligations. At the list price of $3,925,000 ($196/SF), the asset offers a current cap rate of 6.36% and a pro forma cap rate of 6.50% — compelling metrics for a well-located, well-maintained industrial flex property on the Front Range.

PROPERTY OVERVIEW

The Skyway Drive condo package consists of six contiguous industrial flex suites ranging from 2,500 to 5,000 SF, totaling 20,000 SF across a single-story cinder block structure with a standing seam metal roof under a 15-year warranty. The building was constructed in 1999 and has been meticulously maintained, offering buyers a turnkey investment with no deferred maintenance concerns.

Each suite features approximately 80% warehouse and 20% office space — a highly functional blend that appeals to a wide range of end users. The building's specifications are institutional-quality: 16'–18' clear heights, 12' grade-level overhead doors, 6" reinforced concrete floors, full sprinkler coverage with S1-rated fire walls, 200 amps of three-phase power per unit, and a fenced exterior storage yard.

BUILDING FEATURES & SPECIFICATIONS

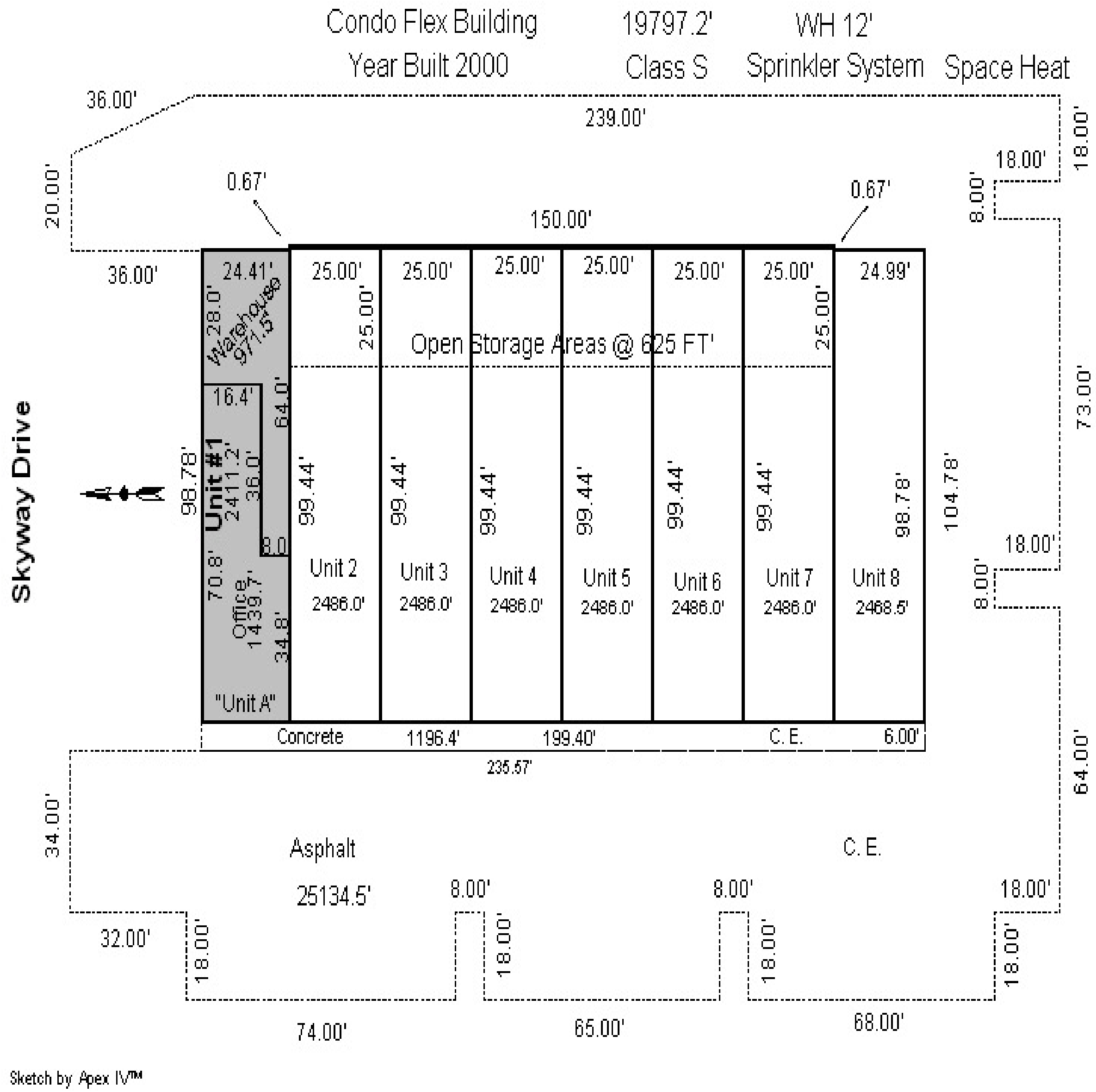
- Clear Height: 16'–18'
- Loading: Six (6) grade-level overhead doors with 12' clearance
- Power: 200 amps per unit (3-phase)
- Floors: 6" reinforced concrete with rebar
- Construction: Cinder block with standing seam metal roof (15-year warranty)
- Fire Suppression: Fully sprinklered | S1-rated fire walls throughout
- HVAC: Separate office HVAC units + shop unit heaters
- Parking: 4 spaces per 2,500 SF (ample on-site parking)
- Exterior Storage: Fenced-in exterior storage yard
- Lighting: LED exterior lighting throughout the campus
- Unit Mix: 80% warehouse / 20% office — ideal for flex and light industrial users

PROPERTY DETAILS

ADDRESS	**1740 Skyway Drive, Longmont, CO 80504**
BUSINESS PARK	**Vista View Business Park**
TOTAL BUILDING SF	**20,000 SF**
ZONING	**C3, I1 (Weld County)**
ROOF WARRANTY	**15-year warranty**
WATER / SEWER	**Left Hand Water / St. Vrain Sanitation**
INTERNET	**Comcast, Rise Broadband**
LEASE TYPE	**Triple Net (NNN)**
COUNTY / CITY	**Weld County (unincorporated) Longmont address**
YEAR BUILT	**1999**
SUITE SIZES	**2,500 SF – 5,000 SF (6 suites)**
PARKING	**4 stalls per 2,500 SF**
GAS / ELECTRIC	**Xcel Energy / United Power**
SECURITY / FIRE ALARM	**Trident Alarm / Freedom Fire**


EXIT

SITE MAP



Note: The above diagram is the same real property identified in that certain Condominium Map of Skyway Drive Condominiums, recorded in the Office of the Clerk and Recorder of Weld County, Colorado on December 1, 2000 at Reception No. 2810169.

LOCATION OVERVIEW MAP

AREA OVERVIEW MAP

FINANCIAL ANALYSIS

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INVESTMENT HIGHLIGHTS			
LIST PRICE	$3,925,000	PRICE / SF	$196/SF
CURRENT NOI	$249,579	PRO FORMA NOI	$255,301
CAP RATE (CURRENT)	6.36%	CAP RATE (PRO FORMA)	6.50%
TOTAL SF	20,000 SF	SUITES	6 (2,500 – 5,000 SF)
YEAR BUILT	1999	OCCUPANCY AT DELIVERY	100%
LEASE STRUCTURE	TRIPLE NET (NNN)	AVG BASE RENT/SF	$13.08/SF

SUITE / TENANT SCHEDULE

SUITE	TENANT	SF	MO. RENT	ANNUAL RENT	RENT/SF	LEASE TYPE
A/B	SERVICE EXPERTS	5,000	$4,585	$55,020	$11.00	NNN
C	ROMEROS MUFFLER	2,500	$3,004	$36,048	$14.42	NNN
D	DEEP CRYO INT	2,500	$3,004	$36,048	$14.42	NNN
E	POSITIVE ENERGY	2,500	$2,789	$33,468	$13.39	NNN
F	STREAMLINE PLUMBING	2,500	$3,004	$36,048	$14.42	NNN
G/H	ZEPHYR CO	5,000	$5,416	$64,992	$13.00	NNN
TOTAL		**20,000**	**$21,802**	**$261,624**	**$13.08**	

FINANCIAL SUMMARY

	CURRENT	PRO FORMA
GROSS RENTAL INCOME (BASE RENT)	$261,624	$268,332
VACANCY ALLOWANCE (5%)	($13,081)	($13,417)
NNN REIMBURSEMENTS ($6.95/SF)	$139,000	$139,000
EFFECTIVE GROSS INCOME (EGI)	$387,543	$393,916
TOTAL OPERATING EXPENSES	($137,964)	($138,615)
NET OPERATING INCOME	**$249,579**	**$255,301**
CAP RATE @ $3,925,000	6.36%	6.50%

The property generates $261,624 in base rent annually across all six NNN leases. Adding $139,000 in triple net reimbursements (taxes, insurance, CAM), the total gross operating income is $387,543 against total operating expenses of $137,964 — yielding a current net operating income of $249,579. At the list price of $3,925,000, this represents a 6.36% current cap rate. The pro forma NOI of $255,301 reflects modest rent escalations per executed lease terms, producing a 6.50% pro forma cap rate.

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