

OFFERING MEMORANDUM



LARGE INDUSTRIAL SPACE WITH FENCED OUTSIDE YARD



Sale Price: \$2,354,580
Acres: 0.812
Zoned: Industrial Low - City of Greeley



11,430 SF Building
0.81 Acre Fenced Parcel
20' Clear Height Doors



Centrally located in Greeley's industrial core
with quick access to US-85 and US-34.



Leased 100%
NOI: \$164,820.60
Cap Rate: 7%

CONTACTS

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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 **923-937 A St**, a 11,430 SF pre-engineered metal building (PEMB) situated on 0.821 acres in Greeley, CO. Zoned Industrial Low by the City of Greeley, the property features overhead doors, dock-high doors, clear height, and substantial power infrastructure including 480 & 220V service at 1,000 AMPs with three-phase power capacity.

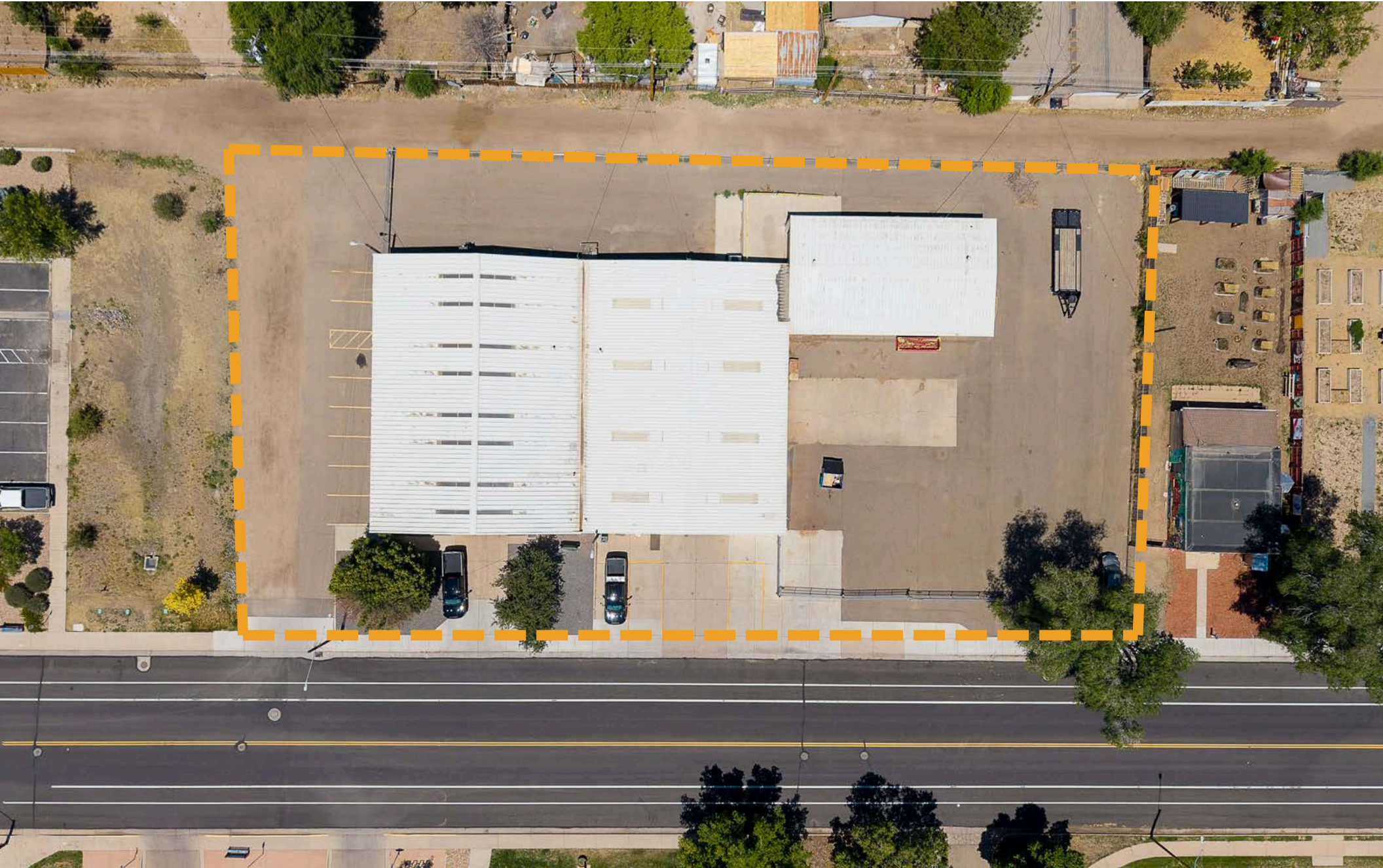
The building includes interior office amenities — private offices, conference rooms, a break room, and a security system — along with exterior features including a fenced yard and dedicated truck access/loading area. Heating is provided via forced air/gas furnace and radiant heat.

The property is currently 100% occupied under a fully executed lease, providing an investor with immediate, stable cash flow from day one. 923-937 A St presents a straightforward opportunity to acquire a fully leased industrial asset in Greeley, CO.

INVESTMENT OVERVIEW

Sale Price	\$2,354,580
Acres	0.812
Zoned	Industrial Low - City of Greeley
Total Building SF	11,430
Leased	100%
NOI	\$164,820.60
Strategic Location	Located in Greeleys' Industrial Core





PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Excel
Gas	Atmos Energy
Internet	High-speed Internet Available
Water	City of Greeley
Sewer	City of Greeley
Trash	Tenants Choice

CONSTRUCTION

Total Building Size	11,430
Zoning	Industrial Low - City of Greeley
Acres	0.812
Structure	Steel Frame
Roof	Sloped Metal
Heat Type	Forced Air/Gas Furnace
Air Conditioning	Yes
Parcel	096105205010, 096105205009

WAREHOUSE CONTAINS - YARD

Clear Height	20'
Overhead Doors	(2) 14'x14' Drive In, (5) Dock Height
Fenced Yard	Yes
Gate Access	Yes

SAFETY SYSTEMS

Security System	Yes
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932 - 937 A St
Greeley, CO

 [Link to Google Maps](#)



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AERIAL PHOTOS



FINANCIAL SUMMARY

RENT ROLL

SF	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT / SF	MONTHLY OP. CHARGES	ANNUAL OP. CHARGES
11,430	\$13,735.05	\$164,820.60	\$14.42	\$3,217.79	\$38,613.50

RENTAL INCOME

RENTAL INCOME	YEAR 1 - Current	\$ / SF
Base Rent	\$164,820.60	\$14.42
Expense Reimbursement	38,613.50	\$3.38
Gross Potential Income	\$203,434.10	\$17.80
Less: Operating Expenses	-	-
Property Taxes	\$21,792.97	\$1.91
Insurance	\$16,820.53	\$1.47
Total Operating Expenses	\$38,613.50	3.38
Net Operating Income	164,820.60	\$14.42

2025 OPERATIONS BUDGET

CATEGORY	CURRENT - ANNUAL CHARGES
Property Taxes	\$21,792.97
Property Insurance	\$16,820.53
CAM	-
TOTAL OPERATING EXPENSES	\$38,613.50
TOTAL RENTABLE SF	11,430
NNN / SF	\$3.38

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TENANT SUMMARY

E3 Company

Business Type: Oil & Gas

Ownership Type: Private

Headquarters: Kilgore, TX



RENTAL TERMS

100% Leased to E3 Company

- **Leased Area:** 11,430 SF
 - One option to extend
- **Extension Notice:**
 - with 6 month notice
- **Extension Type:** In Place Escalations
- **Lease Structure:** NNN
- **Operations Use:** Pressure control for oil and gas operations

RENT ESCALATION TABLE

START DATE	END DATE	RENT / MONTH	RENT / YEAR	ANNUAL ESC
7/1/2026	6/31/2027	\$ 13,335.00	\$ 160,020.00	3%
7/1/2027	6/31/2028	\$ 13,735.05	\$ 164,820.60	3%
Option Period				
7/1/2028	6/31/2029	\$ 14,571.51	\$ 174,858.12	
7/1/2029	6/31/2030	\$ 15,008.66	\$ 180,103.92	3%
7/1/2030	6/31/2031	\$ 15,458.92	\$ 185,507.04	3%

Website: <https://e3team.com/>

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