

# 2865 AIRPORT DR. ERIE CO.

2865 Airport Drive, Erie, CO 80516



## PROPERTY DESCRIPTION

Erie Colorado Industrial Investment Property for Sale

## PROPERTY HIGHLIGHTS

- Located in Erie, just off of Highway 7
- Located adjacent to the Erie Municipal Airport
- Approximately 4 miles from I-25 just north of HWY 7
- 48 miles from Denver International Airport.
- Long term NNN tenant in place. Currently used as a propeller repair facility.

## OFFERING SUMMARY

Sale Price:	\$4,300,000
Number of Units:	Single Tenant Property
Lot Size:	1.87 Acres
Building Size:	18,561 SF (County Record)
NOI:	\$256,000.00
Cap Rate:	6.0%



### DANCHEN ASTLE

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- Weld County
- Main Building Approximately 6,600 SF with reception, conference room and four offices, plus repair and assembling warehouse area. Year of construction 1992
- Hangar: 12,000 SF Approximately, three garage doors 10' x 10', 1 hangar door 60' x 18' (YOC 2005)
- 18 Parking Spaces
- Plumbing: Septic (2005 installed by Gaptor Septic)
- Insurance: \$14,964 (2025)
- 2025 Property Tax \$62,974.18
- Lease Term: Through 7/30/2035 - Rocky Mountain Propeller - 3% escalation per annum
- NOI \$256,000.00 (Current)
- Cap Rate 6%



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INDUSTRIAL INVESTMENT PROPERTY FOR SALE

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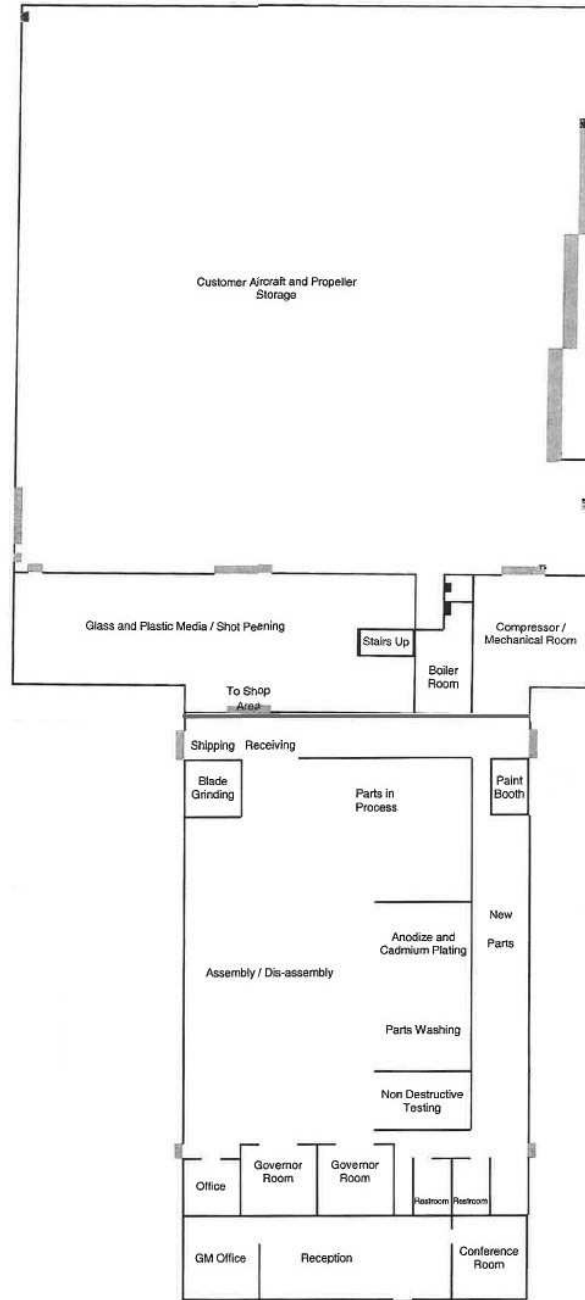
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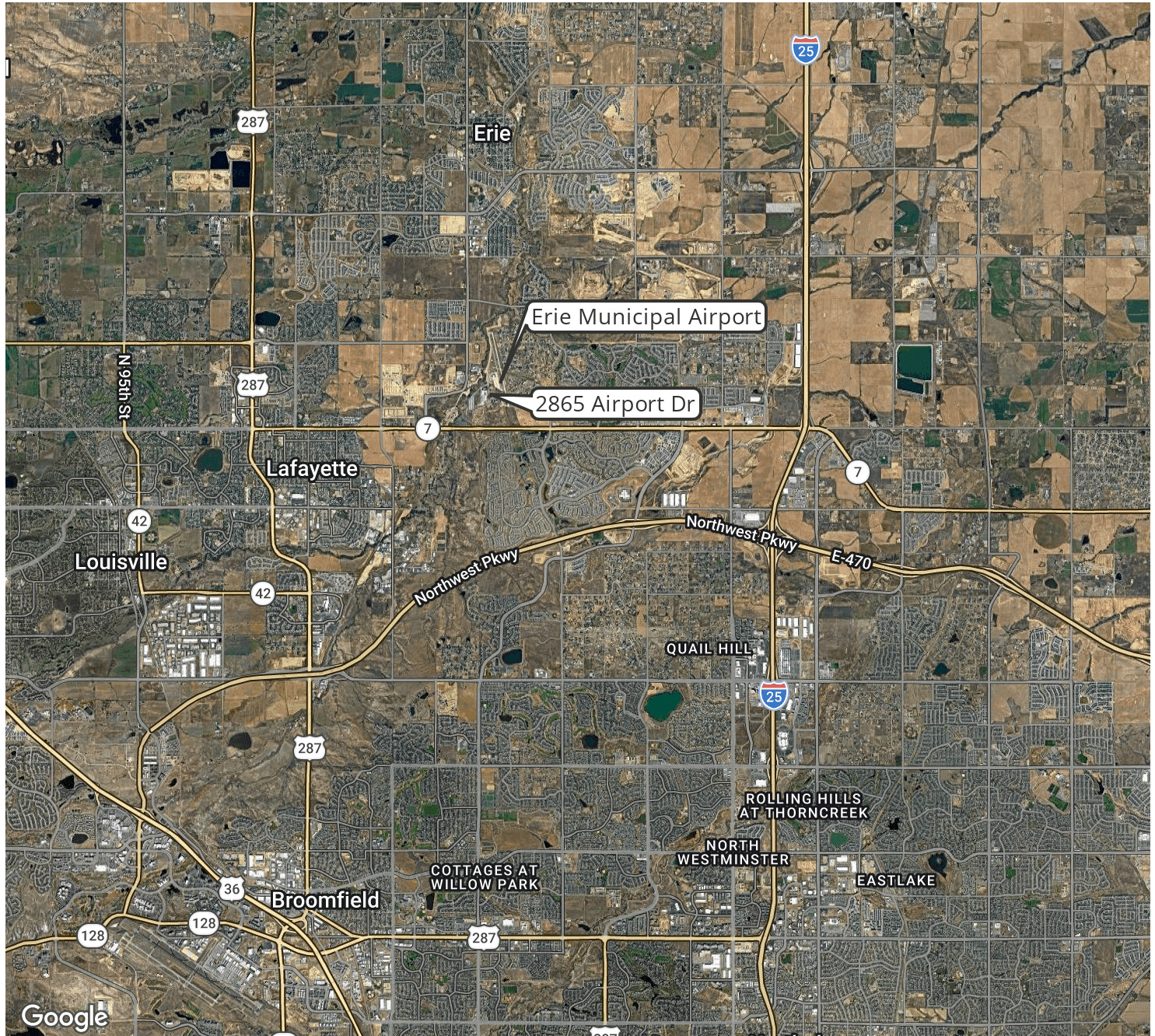
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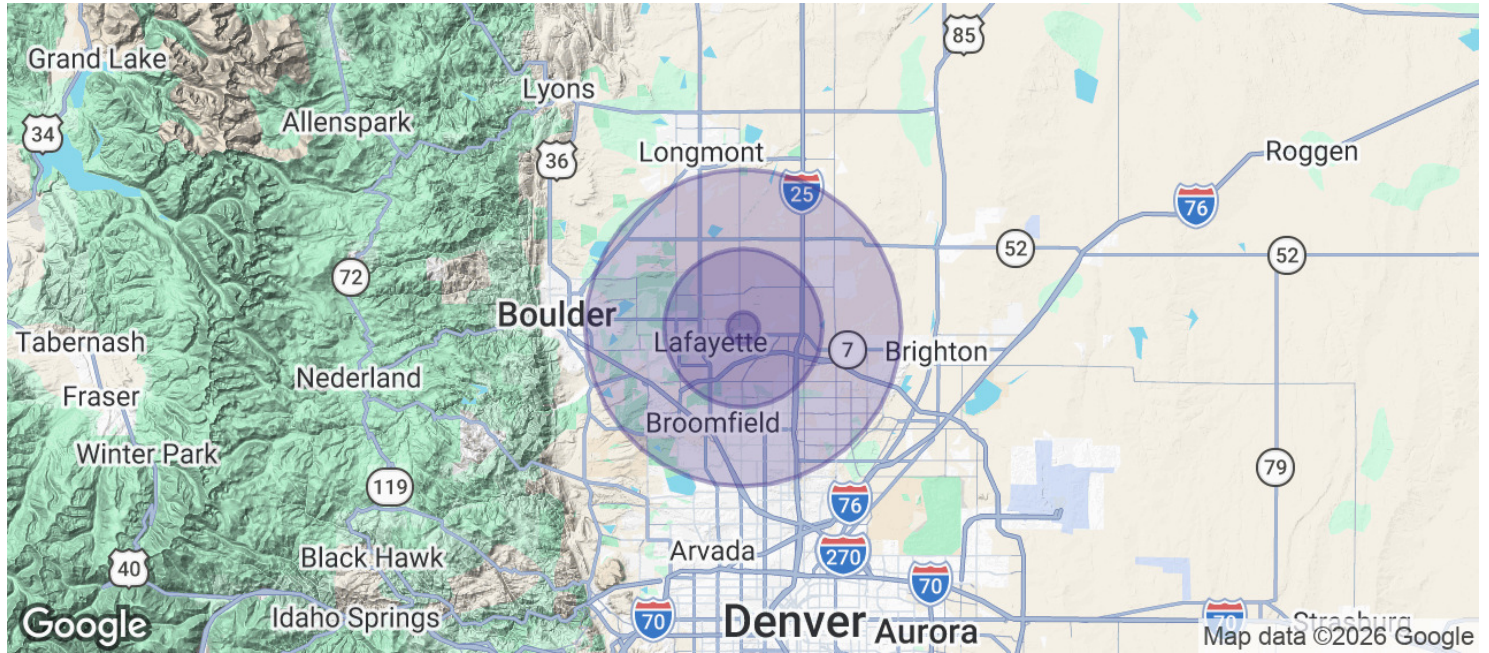
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,352	110,790	464,879
Average Age	45.7	40.8	38.7
Average Age (Male)	45.8	40.2	38.4
Average Age (Female)	44.6	41.3	39.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,774	42,678	179,212
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$168,513	\$175,392	\$145,790
Average House Value	\$703,752	\$748,858	\$642,031

2023 American Community Survey (ACS)



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