

**SELLER CARRY
AVAILABLE**
At Attractive Terms



OWNER USER OR INVESTMENT OPPORTUNITY

PROPERTY TYPE: **INDUSTRIAL**

AVAILABLE: **18,801 SF**

SALE PRICE: **\$993,764 (\$52.86/SF)**

CAP RATE: **11.00%**

LOT SIZE: **1.91 ACRE (83,250SF)**

FENCED YARD: **APPROX. 0.74 ACRES (32,049 SF)**

FEATURES:

- Locate your business here today! **Contact brokers for details**
- Great owner user opportunity at a affordable price
- Functional industrial building located off Hwy 85
- Abundant power with 1,000+ Amps. 480 Volt, 3 Phase
- 16' center clear height, free span drive-thru industrial building
- East building features Two (2) 14' OHD's
- West building features One (1) 14' OHD and Two (2) 12' OHD's
- Located on a Union Pacific ground lease



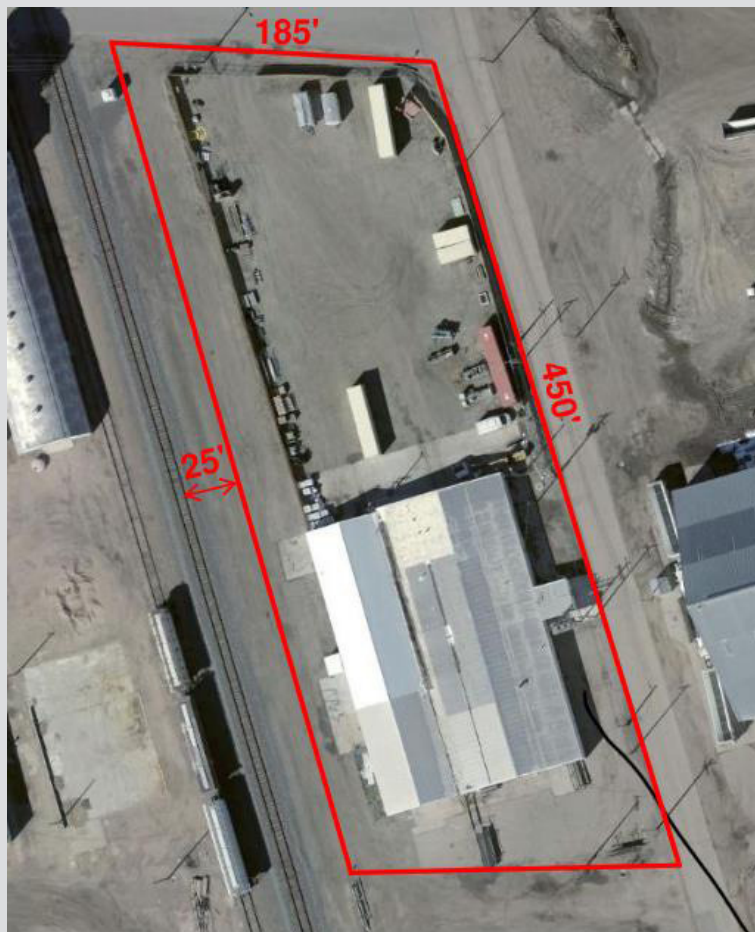
CAP RATE: 11.00%

UNION PACIFIC GROUND LEASE:

- Rolling year-to-year lease
- 3% fixed annual escalators
- Union Pacific reserves the right to readjust basis every 3 years
 - Seller will guarantee no readjustments for 5 years
- Contact broker for more details

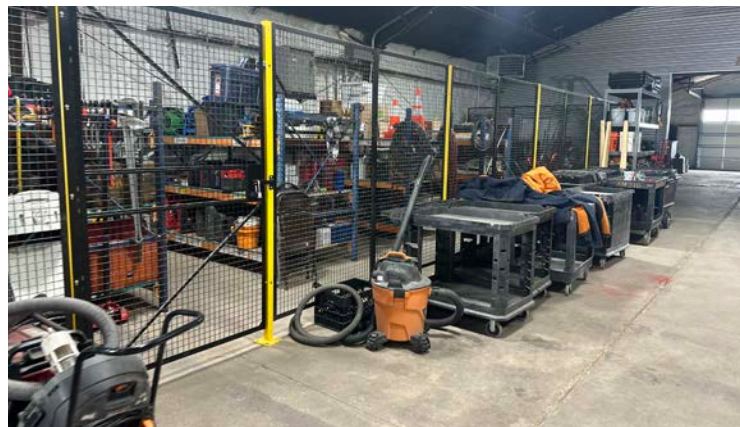
LEASE DETAILS:

- Lease Rate: \$8.97/SF Gross
 - Ground Lease: \$38,208 (\$2.03/SF)
 - Taxes: \$12,530 (\$0.67/SF)
 - Insurance: \$4,500 (\$0.24/SF)
 - Repairs: \$4,000 (\$0.21/SF)
- 2% annual escalators
- Lease expires 12/31/2028
- Below market lease rate



RECENT CAPITAL IMPROVEMENTS:

Partial roof replacement, new exterior metal sheeting, exterior and interior camera security system, new radiant/overhead/forced air heating, new Raynor overhead doors, new bathrooms and office buildouts, air compressor lines throughout, new sewer line connecting to city system, and LED lighting. New production floor ventilation system, and spray foam roof and wall insulation. Clean Phase I & II completed in 2022



SITE LOCATION

140 FACTORY ROAD • EATON, CO 80615

8.3

MILES
TO GREELEY

23.0

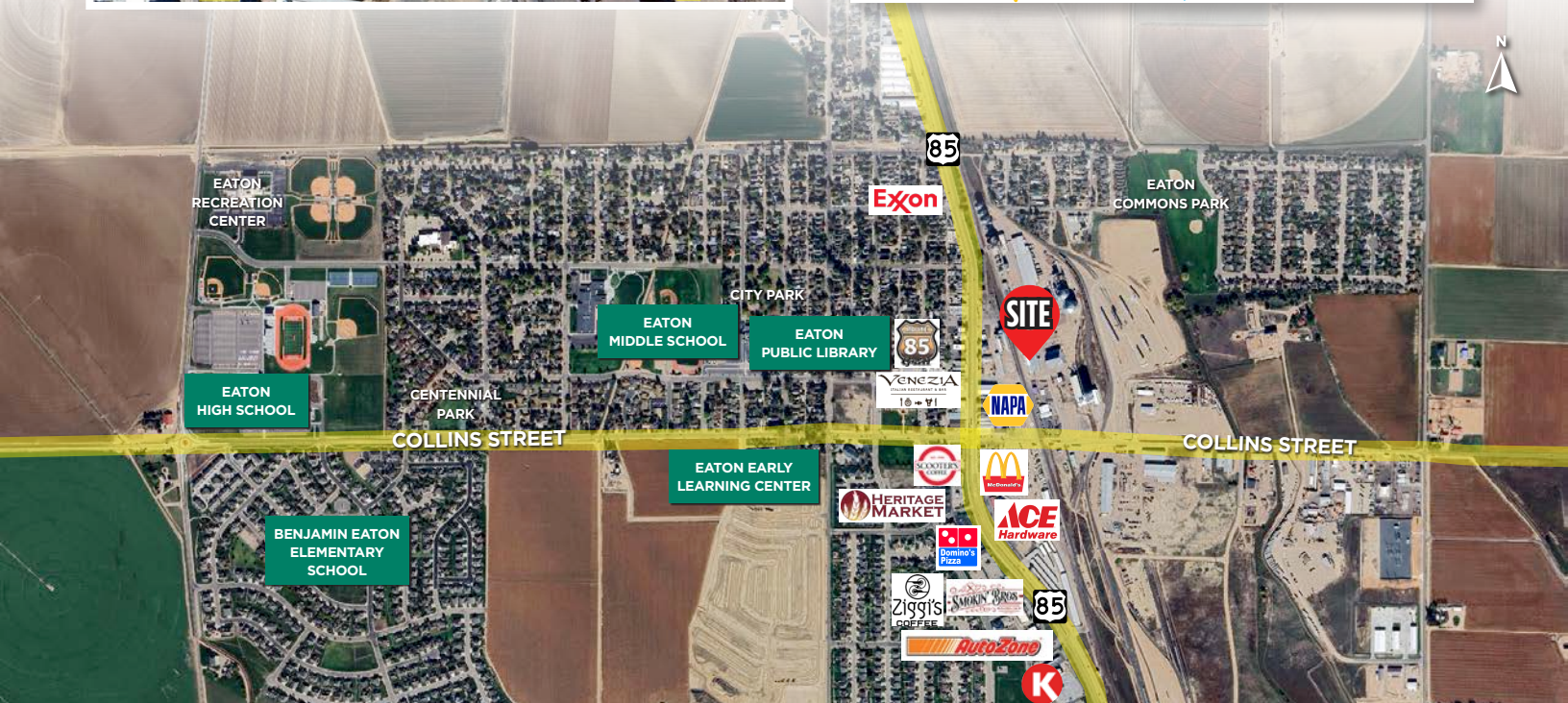
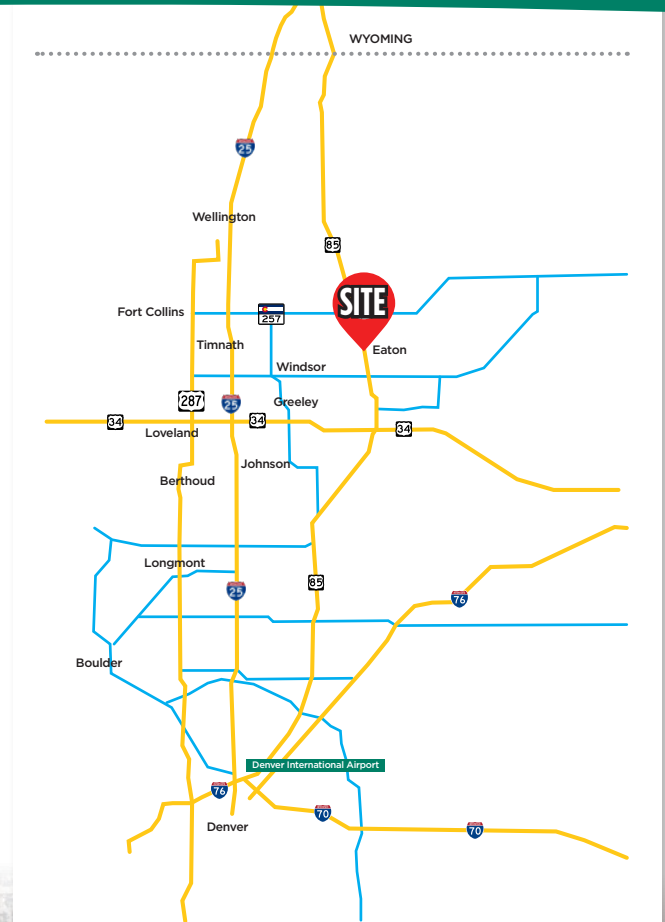
MILES
TO FORT COLLINS

44.1

MILES
TO CHEYENNE

59.6

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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