

OFFERING MEMORANDUM



LARGE INDUSTRIAL SPACE WITH FENCED OUTSIDE YARD



Sale Price: \$1,242,857
0.579 Acres
Zoned: I-M



6,000 SF
Steel Frame
(2) Overhead Doors, 14' Clear Height



Strategic located at 1st Avenue and 31st Street
with direct access to US-85 and the US-34/US-85
interchange.



100 % Leased
NOI: \$87,000.00 (\$14.50 / SF)
7% Cap Rate

CONTACTS

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The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

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 **3026 1st Ave**, a 6,000 SF industrial building situated on 0.58 acres within Greeley's established industrial corridor, 0.7 miles from the US-85/US-34 interchange. The property offers 4,200 SF of warehouse space and 1,800 SF of office, (2) 12x12 overhead doors, and a large fenced outside yard, a combination increasingly difficult to find at this price point in the market.

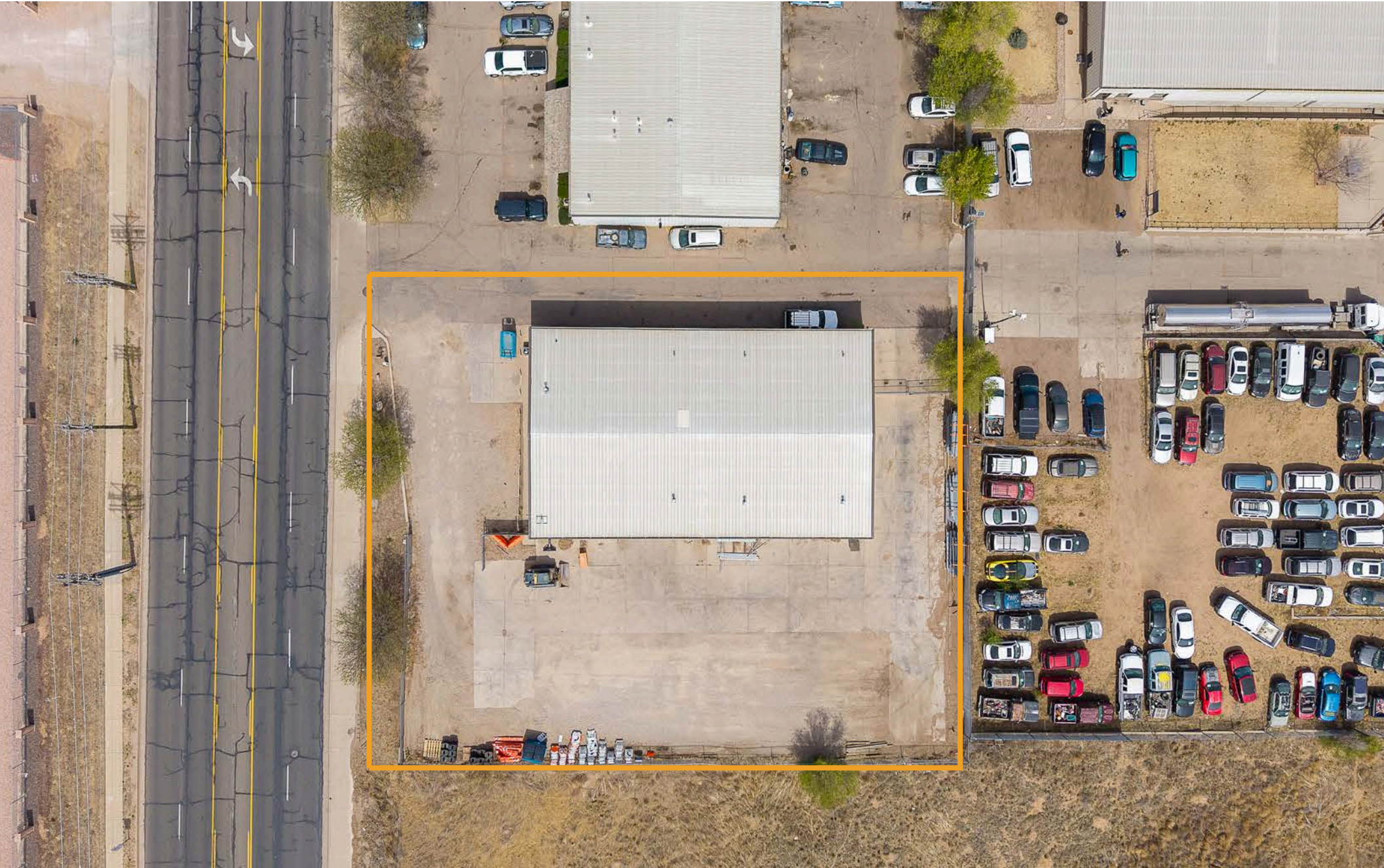
Zoned Industrial Medium (I-M), the building is well-suited for a range of industrial, service, or contractor users seeking functional warehouse space with secured outdoor storage. The property is currently 100% leased, providing an investor with immediate, stable cash flow from day one.

3026 1st Ave presents an opportunity to own a functional industrial asset cash flowing from day one.

INVESTMENT OVERVIEW

Sale Price	\$1,242,857
Acres	0.579
Zoned	I-M
Total Building SF	6,000
Leased	100 %
Unit / Suite # 100 Tenant Occupied by:	6,000 SF (commenced 3/1/2026)
NOI	\$87,000 (\$14.50 / SF)
Strategic Location	Direct access to US-85 and the US-34/US-85 interchange





PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Excel Energy
Gas	Atmos
Internet	Tenants Choice
Water	City of Greeley
Sewer	City of Greeley
Trash	Tenants Choice

CONSTRUCTION

Total Building Size	6,000 SF (source: Public Records)
Office Build-Out	3 Offices & Reception
Zoning	I-M
Acres	0.579
Structure	Steel Frame
Roof	Metal
Heat Type	Central (replaced June '24)
Air Conditioning	Central (replaced June '24)
Restroom Count	2
Showers	1
Parcel	96121217002

WAREHOUSE CONTAINS - YARD

Clear Height	14'
Overhead Doors	(2) 12'x12'
Fenced Yard	Yes
Gate Access	Yes

SAFETY SYSTEMS

Fully Sprinkled	No
Security System	Yes



3026 1st Ave
Greeley, CO

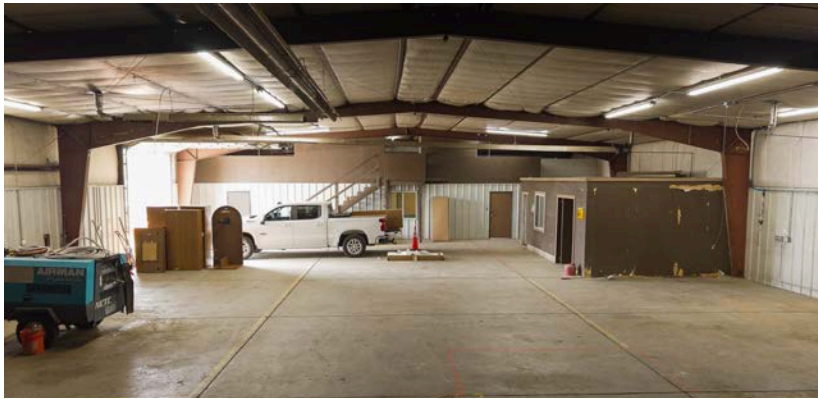
 [Link to Google Maps](#)



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FLOOR PLAN

Entire Building | 6,000 SF



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FINANCIAL SUMMARY



RENT ROLL

UNIT	SF	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT / SF	MONTHLY OP. CHARGES	ANNUAL OP. CHARGES
Suite # 100 Tenant: AWP Safety	6,000	\$7,250.00	\$87,000.00	\$14.50	\$2,384.12	\$28,609.38

RENTAL INCOME

RENTAL INCOME	YEAR 1 - Current	\$ / SF
Base Rent	\$87,000.00	\$14.50
Expense Reimbursement	\$28,609.38	\$4.77
Gross Potential Income	\$115,609.38	\$19.27
Less: Operating Expenses	-	-
Property Taxes	\$22,084.38	\$3.68
Insurance	\$6,525.00	\$1.09
Total Operating Expenses	\$28,609.38	\$4.77
Net Operating Income	\$87,000.00	\$14.50

2025 OPERATIONS BUDGET

CATEGORY	CURRENT - ANNUAL CHARGES
Property Taxes	\$22,084.38
Property Insurance	\$6,525.00
CAM	-
TOTAL OPERATING EXPENSES	\$28,609.38
TOTAL RENTABLE SF	6,000
NNN / SF	\$4.77

Website: <https://www.awpsafety.com/>

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TENANT SUMMARY

AWP Safety

Business Type: Traffic Control
Headquarters: North Canton, OH
Privately Held



RENTAL TERMS

100% Leased to AWP Safety

- **Leased Area:** 6,000 SF
- **Lease Term:** Commencement: 3/1/2026
- **Base Term Expires:** 4/30/2031
- **Options to Extend:**
 - Two (2) 3 year options
- **Extension Notice:**
 - with 6 month notice
- **Extension Type:** Fair Market Value
- **Lease Structure:** NNN
- **Operations Use:** Storage and repair of traffic control equipment

RENT ESCALATION TABLE

START DATE	END DATE	RENT / MONTH	RENT / YEAR	ANNUAL ESC
5/1/2026	4/30/2027	\$ 7,250.00	\$ 87,000.00	
5/1/2027	4/30/2028	\$ 7,468.00	\$ 89,616.00	3%
5/1/2028	4/30/2029	\$ 7,692.00	\$ 92,304.00	3%
5/1/2029	4/30/2030	\$ 7,923.00	\$ 95,076.00	3%
5/1/2030	4/30/2031	\$ 8,161.00	\$ 97,932.00	3%

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