

**100% LEASED INDUSTRIAL INVESTMENT****INDUSTRIAL INVESTMENT OPPORTUNITY | 100% LEASED**

Sale Price: \$1,000,000 | NOI: \$96,159.98 | Cap Rate: 9.6%

**TENANT: GEODYNAMICS | LEASE EXPIRATION: JUNE 2022**

Cushman & Wakefield, Inc. is pleased to present this 100% leased industrial property in Nunn, Colorado. Located on 4.2 acres, the property consists of a 8,800 square feet building with 1,600 square foot of office space. The building has four 15' x 24' grade level doors, R30 insulation throughout and 17' clear height. It is fully leased to GEODynamics through June 2022. Please call the listing broker with any questions.

**PROPERTY FEATURES**

|                      |                                   |
|----------------------|-----------------------------------|
| <b>Building Size</b> | 8,800 SF<br>Office size: 1,600 SF |
| <b>Site Size</b>     | 4.2 Acres                         |
| <b>Year Built</b>    | 2012                              |
| <b>Doors</b>         | (4) 15' x 24' Drive-in doors      |
| <b>Clear Height</b>  | 17'                               |

**INVESTMENT DETAILS**

|                           |                |
|---------------------------|----------------|
| <b>Tenant Name</b>        | GEODynamics    |
| <b>Current Lease Rate</b> | \$10.93/SF NNN |
| <b>NOI</b>                | \$96,159.98    |
| <b>Lease Expiration</b>   | June 2022      |



## WELD COUNTY AREA OVERVIEW

- As of 2018 the region's population increased by 15.5% since 2013, growing by 41,791. Population is expected to increase by 10.1% between 2018 and 2023, adding 31,341.
- From 2013 to 2018, jobs increased by 20.5% in Greeley, CO from 105,107 to 126,646. This change outpaced the national growth rate of 8.5% by 12.0%. As the number of jobs increased, the labor force participation rate increased from 65.3% to 69.0% between 2013 and 2018.
- Northern Colorado is home to a diverse set of industries and companies – from Fortune 500 IT corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing  
*(northerncolorado.com)*
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services  
*(upstatecolorado.com)*
- Richest Agricultural County East of Rocky Mountains  
*(northerncolorado.com)*

## WELD COUNTY AREA DEMOGRAPHICS



TOTAL POPULATION (2019)

110,263



MEDIAN HOUSEHOLD INCOME

\$66.5K



TOTAL REGIONAL EMPLOYMENT

126,646

## WELD COUNTY MAJOR EMPLOYERS

*(northerncolorado.com)*

- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletch
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.



## NORTHERN COLORADO EDUCATION




**POPULATION**

|                        | 1 Mile | 3 Mile | 5 Mile |
|------------------------|--------|--------|--------|
| 2019 Population (Pop.) | 348    | 829    | 1,336  |
| 2024 Projected Pop.    | 403    | 960    | 1,547  |
| Pop. Growth ('19-'24)  | 15.8%  | 15.8%  | 15.79% |

*Source: CoStar, 2019*
**HOUSEHOLDS**

|                      | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------------|----------|----------|----------|
| 2019 Households (HH) | 133      | 317      | 510      |
| HH Growth ('19-'24)  | 15.79%   | 15.46%   | 15.69%   |
| 2019 Avg. HH Income  | \$72,856 | \$71,590 | \$72,083 |

*Source: CoStar, 2019*

For more information, please contact:

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