



CBRE

BOXELDER BUSINESS PARK

8925 Pieper Road | Wellington, Colorado

3 Buildings | 8,100 SF Available | Total Land Area 2.12 AC

LEASING SUMMARY



CBRE, Inc., as exclusive agent for the Owner, is pleased to present the sale of Lots 5 and 6, Boxelder Business Park, known 8925 Pieper Road in Wellington, Colorado. Strategically located next to I-25, which directly connects with both I-80 and I-70, this multi-tenant flex property consists of three office/warehouse buildings with 7 different tenants.

Built in 2016/2018, each office/warehouse is of metal construction, and has a new (as of 2022) composite roof warranted for 20 years. The height is 19' in the front and 16' in the back portion of each warehouse. Each unit has a main entrance that opens into an open space which also houses an office and a restroom. There is radiant overhead heating in each warehouse..

Building A has 12,960 SF, building B has 5,600 SF, and building C has 6,000 SF for a total of 24,560 SF. Owners just omlpleted the concrete parking lot (8 inches thick with steel rebar).



Building	Available Unit	Available SF	Lease Rate	NNN Expense	Monthly Rental Rate
Building B	Entire	5,600	\$12.00/SF	\$4.10/SF	\$7,513.00
Building C	Unit C-1	2,500	\$12.00/SF	\$4.10/SF	\$3,354.00

PROPERTY PROFILE



Property Type	Industrial	Power	60 amps/152 volts/single & 3 phase
Total SF	24,560 SF - 3 Buildings	Ceiling Height	19' Front 16' Back
Gas	Black Hills - each unit individually metered	Construction	Metal
Electric	Xcel - each unit individually metered	Roof	Composite - New 2022
Water & Sewer	Wellington	HVAC	Radiant overhead
Internet	Individual	Overhead Doors	16 12' x 14'
Parking	52 spaces - Full concrete pad	Floor Plan	Open office, bathroom & overhead doors

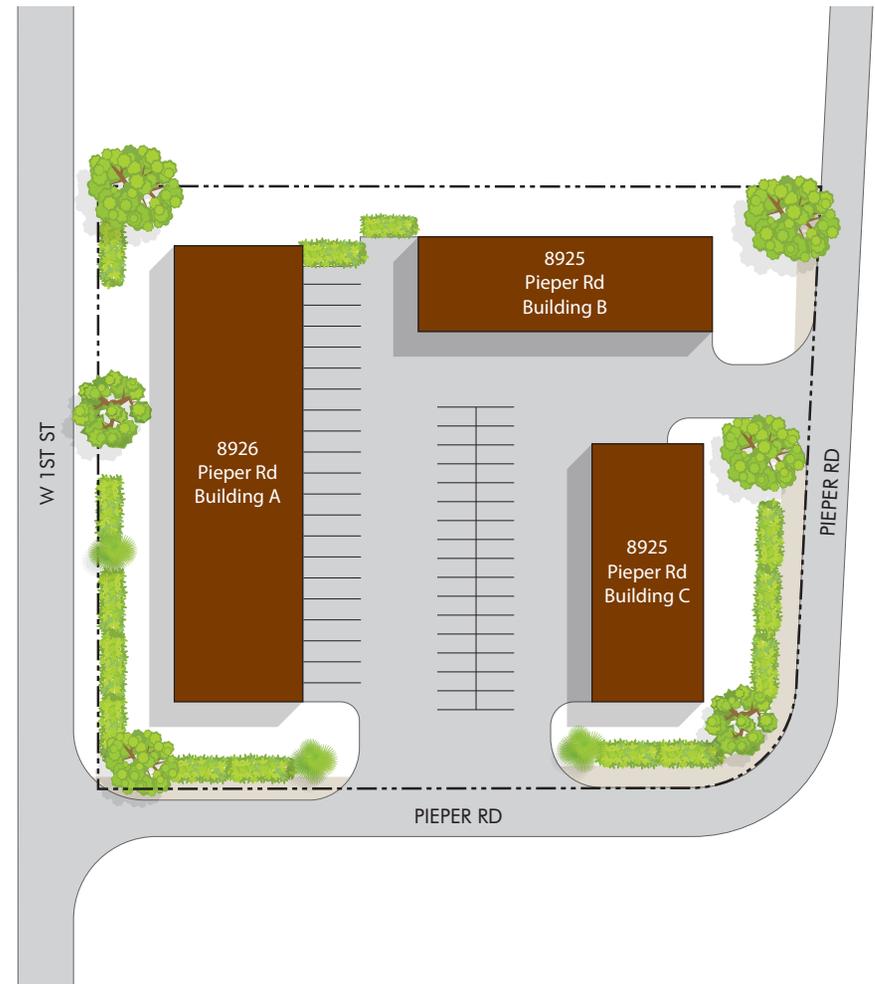


PROPERTY PROFILE



The Boxelder Business Park is located in Wellington, Colorado which is a growing submarket of Fort Collins. It provides an alternative for businesses seeking industrial space outside of Fort Collins, which has become expensive and has limited availability for industrial development.

It's location between Fort Collins and Cheyenne, Wyoming, and it's flexible warehouse design make it an appealing option for companies looking to establish a physical presence in the area. The development includes a 52 space parking lot.





WELLINGTON, COLORADO

Wellington, Colorado is a small, statutory town in Larimer County, Colorado that's part of the Fort Collins-Loveland Metropolitan Statistical Area. It's located at the intersection of Interstate 25 and Highway 1, about 10 miles north of Fort Collins, and is the northernmost town in Colorado along I-25.

The city has a small-town feel with a wide range of activities and amenities. From the beauty of its parks and trails to the shopping and dining options available on Main Street, there's something for everyone. Wellington is known for its eclectic mix of restaurants and businesses that bring together an array of cultures from all parts of the world. Numerous outdoor activities are available year-round, including biking, fishing, kayaking, swimming and hiking.



NORTHERN COLORADO

Northern Colorado, known as the Tri-City Region because a great deal of development takes place in the region's three major cities: Fort Collins, Loveland and Greeley, which host a culture of innovation and entrepreneurial spirit among a set of diverse industries. Home to two major universities, Colorado State University and University of Northern Colorado, as well as two excellent community colleges, the region boasts a highly educated workforce. The diverse employment base makes Northern Colorado a prime area for business and industry growth.

Northern Colorado Regional Airport (FNL), on I-25 between the three cities, serves as a transportation hub for a full range of aviation users. The airport is home to many businesses and corporate flight departments that support the region's economy and connect Northern Colorado to the U.S. and other parts of the world.

DEMOGRAPHICS | 10 MILE RADIUS



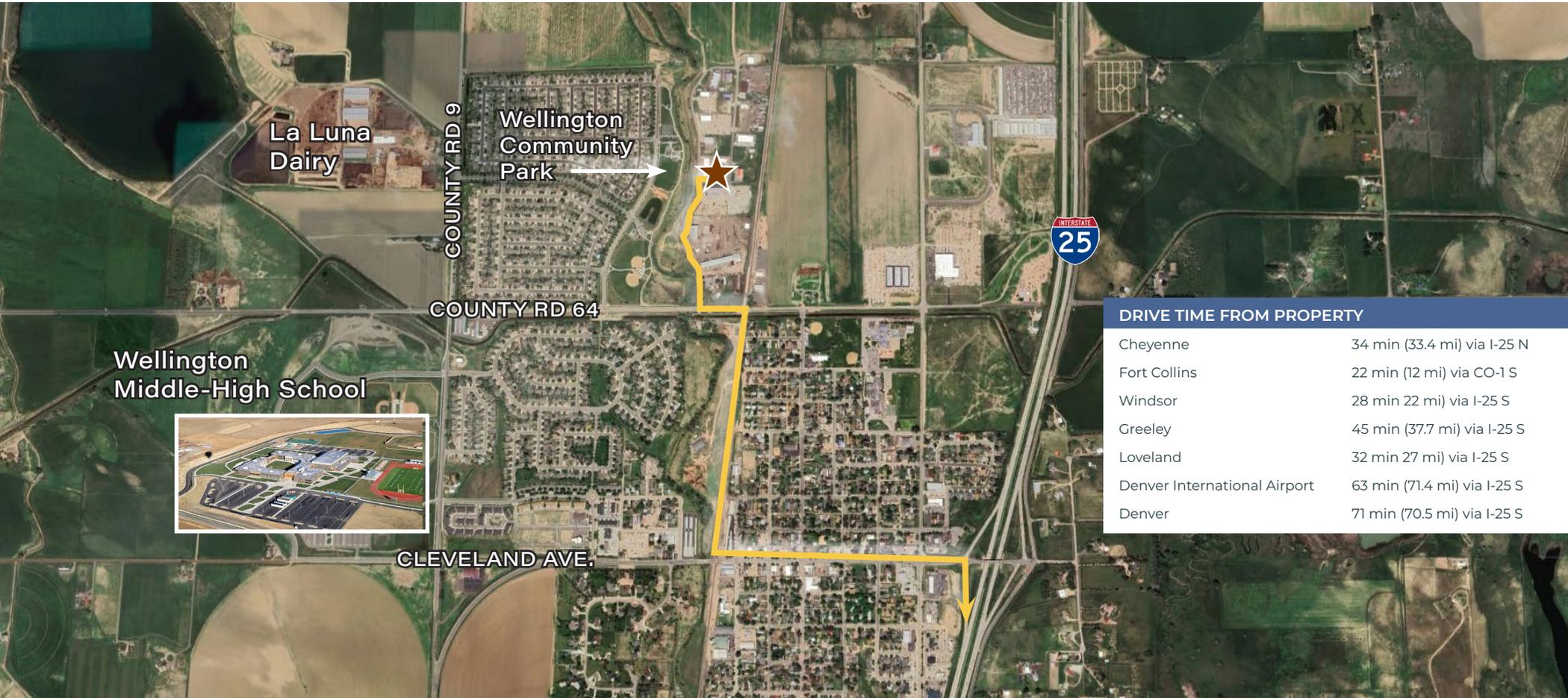
2024 POPULATION
61,470



2024 EMPLOYEES
36,343



2024 HOUSEHOLD INCOME
\$118,037



DRIVE TIME FROM PROPERTY	
Cheyenne	34 min (33.4 mi) via I-25 N
Fort Collins	22 min (12 mi) via CO-1 S
Windsor	28 min 22 mi) via I-25 S
Greeley	45 min (37.7 mi) via I-25 S
Loveland	32 min 27 mi) via I-25 S
Denver International Airport	63 min (71.4 mi) via I-25 S
Denver	71 min (70.5 mi) via I-25 S

FOR MORE INFORMATION, PLEASE CONTACT:

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