

OFFERING  
MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



7,875 SF Industrial/Flex Property



Sale Price: \$1,860,892 (\$236.30/SF)  
Cap Rate: 6.5%



100% Leased - 3 Tenants



10th Street Frontage High Traffic





## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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, pcb's 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. 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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## ***CONTACT***

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# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to present this 100% leased investment opportunity in Greeley, Colorado.

The property is incredibly well located, with excellent frontage on 10th Street, US34 Business highway corridor, which has the highest traffic counts in fast growing Greeley, CO.

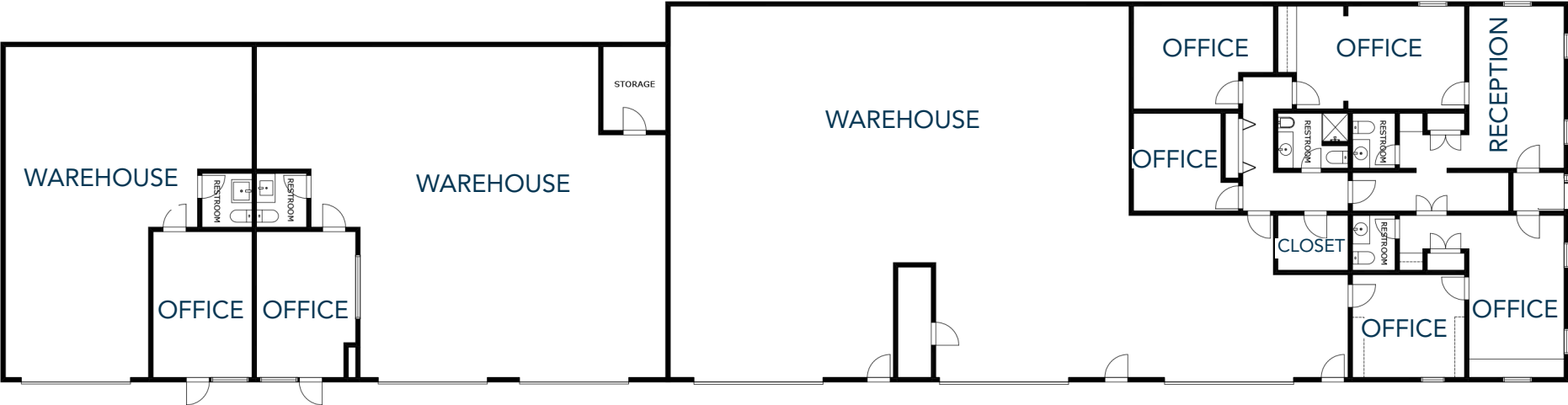
The industrial/flex building includes three units.

<b>Price:</b>	\$1,860,892
<b>Price/SF:</b>	\$236.30/SF
<b>In Place NOI:</b>	\$120,958
<b>Address:</b>	6340 W 10th St, Greeley, CO 80634
<b>County:</b>	Weld County
<b>Parcel:</b>	095909100040
<b>Zoning:</b>	Commercial High
<b>Site Square Footage:</b>	39,437 SF
<b>Building Square Footage:</b>	7,875 SF
<b>Tenant Count:</b>	3
<b>Traffic Count:</b>	20,530 VPD (CoStar, 2022)





# FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

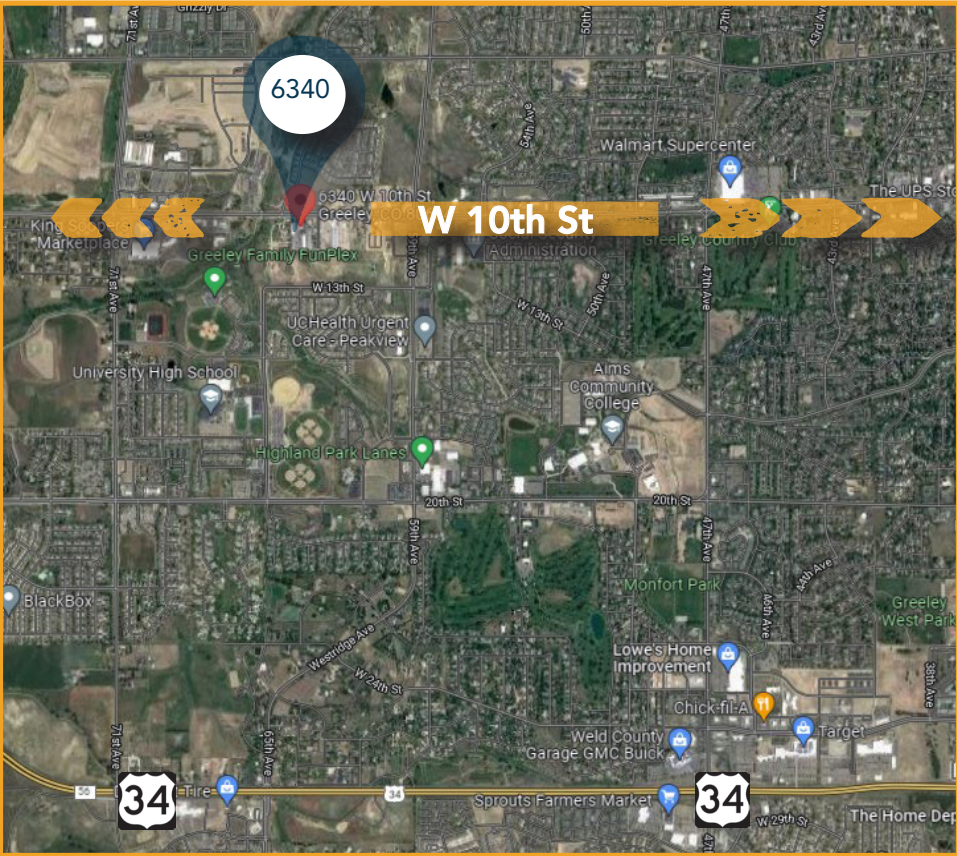






# MAPS

## REGIONAL



## NEIGHBORHOOD







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