



**WHEELER**  
Properties

**3115 35TH AVENUE**  
**GREELEY, CO 80634**

Sale Details: **10,400 SF**

Sale Price: **\$1,514,286**

\$ / SF: **\$145.60 / SF**

Lot Size: **Approx. 2 acres**

**Telecom Towers Ground Lease**

Lease Details: **10,400 SF**

Lease Rates: **\$11.50 / SF**

NNN Rates: **\$2.15 / SF**

Lot Size: **Approx. 2 acres**

*INDUSTRIAL / FLEX PROPERTY - FENCED YARD*

- 8 Private Offices, 2 Restrooms, Storage Space, Conference Room, Large IT Room, Break Room and More
- Warehouse: 3,400 SF
- Office Finished: 3,500 SF
- Office Shell: 3,500 SF
- Zoning: Commercial Low



# PROPERTY FEATURES

- Building Size: 10,400 SF
- Lot Size: 2 acres
- Drive In Doors: 5 (2 - 14'14') (3 - 10'x10')
- Clear Height: 16'
- Fenced Yard
- Power: 480V; 600 AMP; 3 Phase
- Data: Multiple Redundant Fiber, High Speed Internet
- Backup Generator
- Water Tap: 1"
- Zoning: CL
- Parking: 18 (Asphalt)
- 3 outbuildings that total 1,484 SF
- High Traffic Visibility: 32,527 VPD



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# FINANCIAL INFORMATION GROUND LEASES

## Radio Tower 1

Ground lease: \$1,000 / month  
 Ground lease escalator: 2.5% annual  
 Term: 5 years, auto renewal 5 years

## Radio Tower 2

Ground lease:  
 1st year: \$250/month  
 2nd year: \$500/month  
 3rd year: \$1,000/month  
 Ground Lease escalator: 2.5% annual starting in 4th year  
 Ground lease: 5 years, auto renewal 5 years

### Tower Ground Leases\*:

1st year: \$1,250/month or \$15,000/year  
 2nd year: \$1,525/month or \$18,300/year  
 3rd year: \$2,050.63/month or \$24,607.56/year  
 4th year: \$2,101.89/month or 25,222.69/year

\*Assuming all ground leases are in effect



TOWER GROUND LEASE REVENUE		
DESCRIPTION	MONTHLY	ANNUAL REVIEW
Tower Ground Lease (1st Year)	\$1,250.00	\$15,000.00
<b>TOTAL</b>	<b>\$1,250.00</b>	<b>\$15,000.00</b>

PURCHASE OFFICE/WAREHOUSE/LAND&GROUND LEASES	
DESCRIPTION	AMOUNT
BUILDING/LAND	\$1,300,000.00
TOWER GROUND LEASES (@ 7% CAP RATE)	\$214,286.00
<b>TOTAL:</b>	<b>\$1,514,286.00</b>



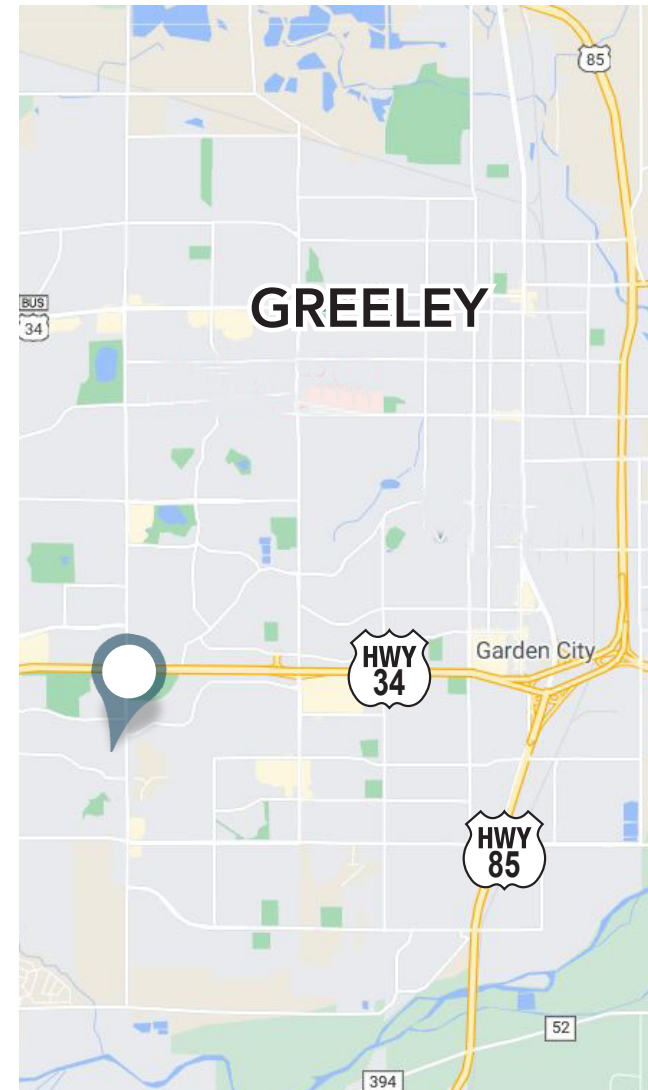
# OFFICE PHOTOS



# WAREHOUSE PHOTOS



AREA MAPS



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