

OFFERING MEMORANDUM



LARGE WAREHOUSE WITH YARD SPACE



Sale Price: \$2,250,000.00 (\$212.07/SF)
Cap Rate: 7%



10,610 SF Clear Span Warehouse

- 23' x 14' OH Door
- 0.5 Acre Yard

Property features clear span warehouse space, multiple offices, secure storage, 2 overhead doors, and 1/2 acre yard space. Newly painted and new lighting fixtures installed. Ample parking.



Conveniently located in Greeley with easy access to Highways US-85 and US-34



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, 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. 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.



TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

5–6 PROPERTY PHOTOS, LAYOUT, & FLOORPLAN

7 REGIONAL MAP

8 AREA MAP

BRIAN SMERUD

(970) 415-0538

bsmerud@waypointRE.com

CONTACT

ERIK CAFFEE

(970) 218-4284

ecaffee@waypointRE.com

EXECUTIVE SUMMARY

THE OFFERING

1440 North 7th Avenue presents a unique opportunity to acquire a well-maintained industrial property in north Greeley, Colorado. This 10,610-square-foot clear span warehouse features two overhead doors—including a 23' x 14' door—three offices, secure storage areas, and a half-acre yard suitable for equipment or vehicle storage. Recent upgrades, including fresh paint and new lighting fixtures, enhance the property's functionality and appeal. With convenient access to major transportation routes like US-85 and US-34, this location offers excellent connectivity for logistics, service, and industrial users. The ample parking and versatile layout make this property an ideal choice for an investor. Currently leased by a single tenant under a NNN lease, the property offers a stable investment in a growing Northern Colorado market.

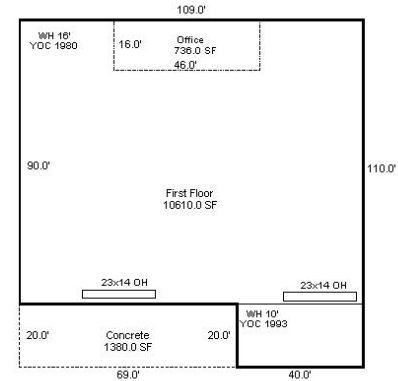
| | |
|--------------------------|----------------------------------|
| Price: | \$2,250,000.00 |
| Price/SF: | \$212.07 |
| Address: | 1440 N 7th Ave Greeley, CO 80631 |
| County: | Weld County |
| APN/Parcel ID: | R1293986 |
| Site Square Footage: | 43,124 |
| Building Square Footage: | 10,610 |



PROPERTY PHOTOS & LAYOUT



N 7 Avenue



The 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.

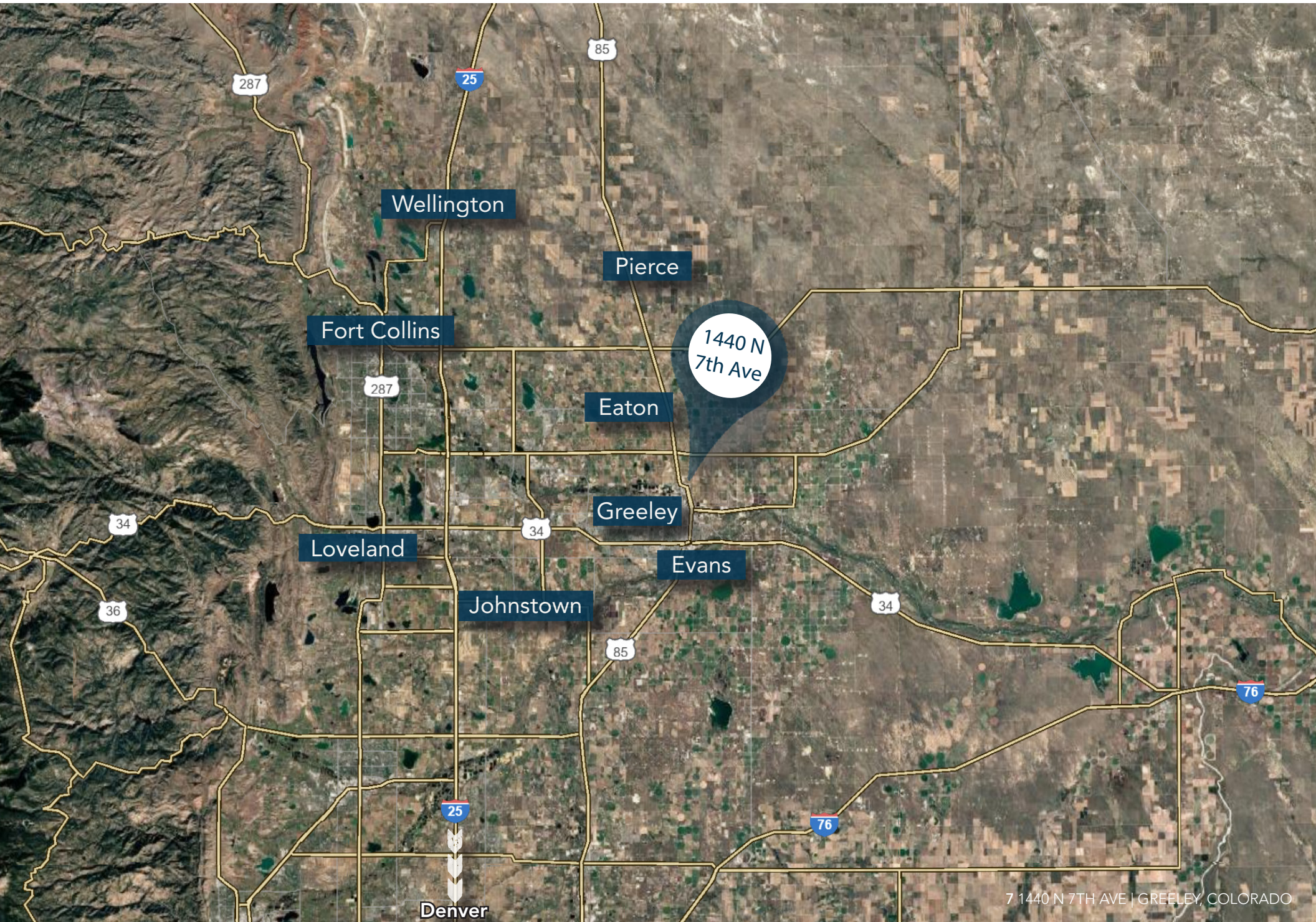
1440 N 7TH AVE | GREELEY, COLORADO 5

PROPERTY INFORMATION

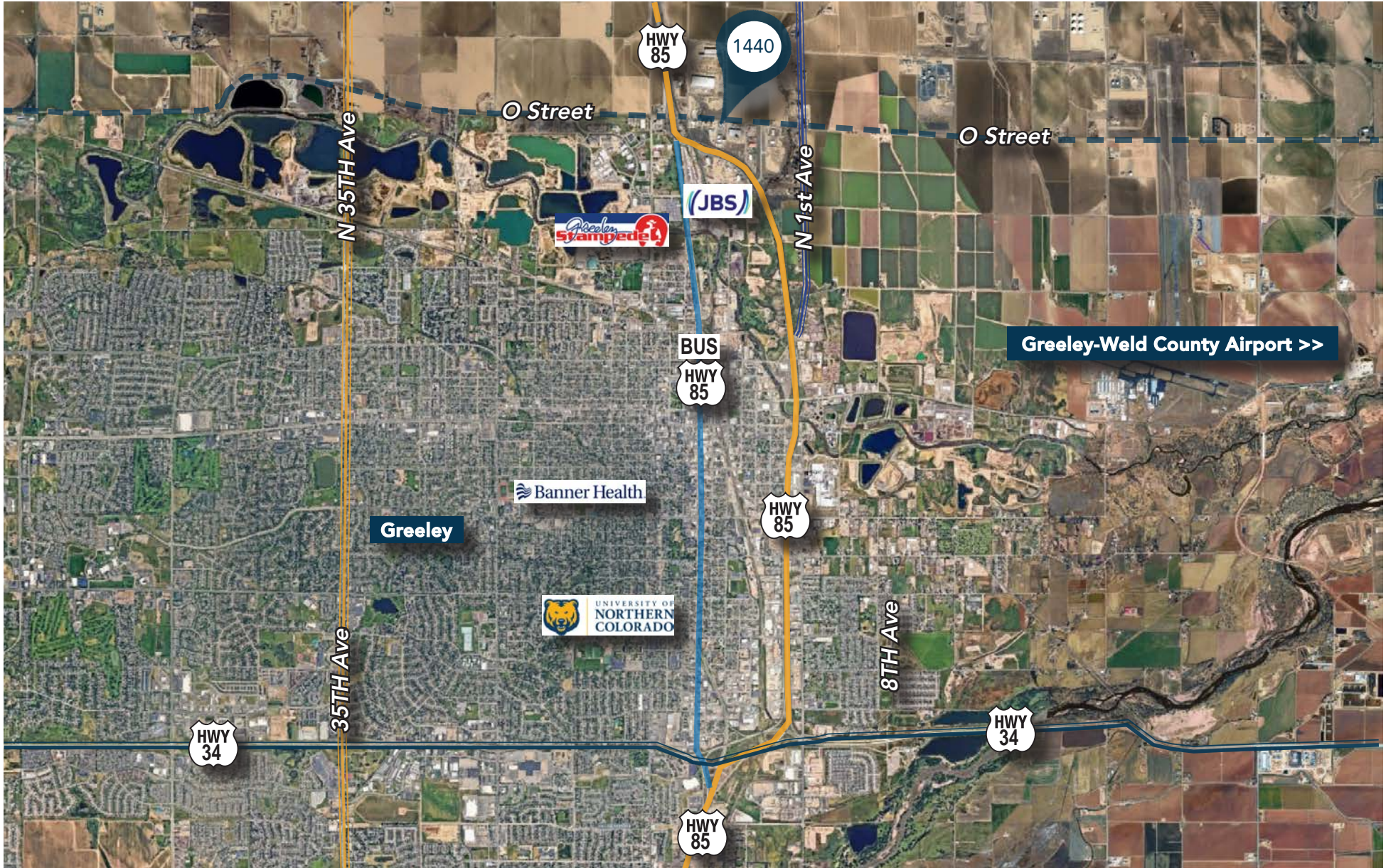


The information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.

REGIONAL MAP



AREA MAP





1440 N 7TH AVE
GREELEY, CO 80631



CONTACT

BRIAN SMERUD

(970) 415-0538

bsmerud@waypointRE.com

ERIK CAFFEE

(970) 218-4284

ecaffee@waypointRE.com

125 S Howes Street, Suite 500, Fort Collins, CO 80521 | Office: 970-632-5050 | waypointRE.com

© 2025 Waypoint Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.