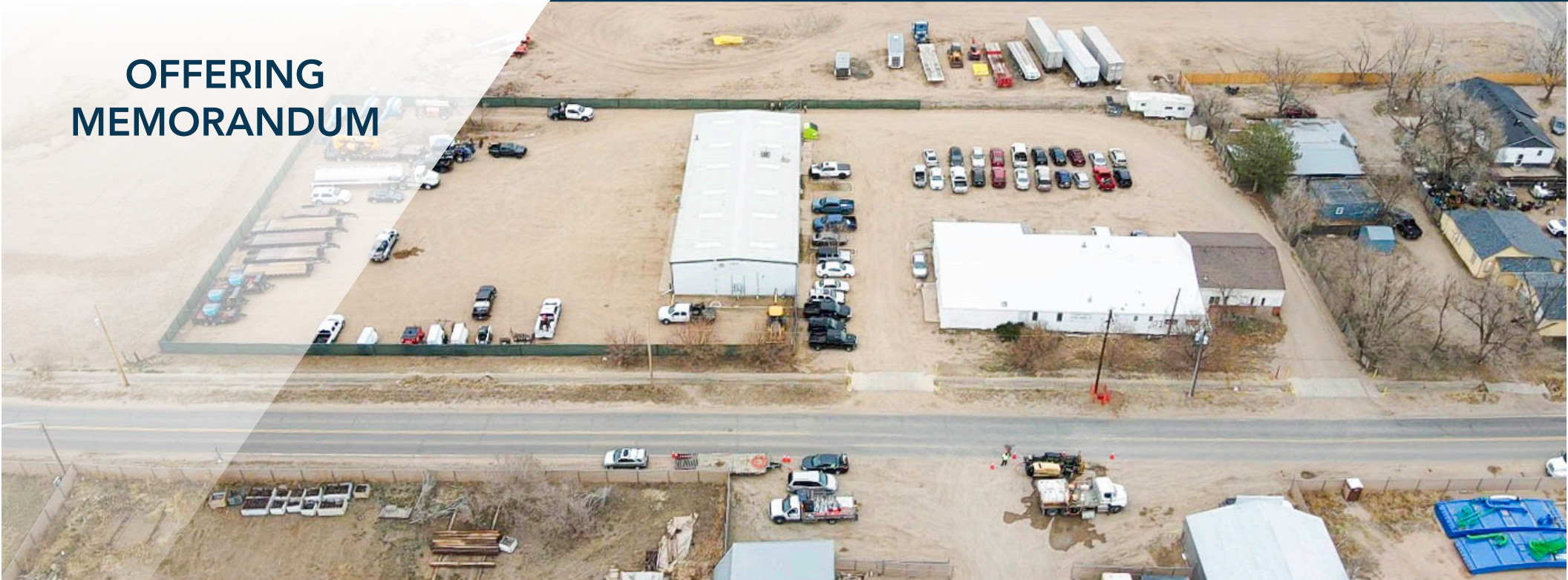


OFFERING MEMORANDUM



INDUSTRIAL WITH YARD



Sale Price: \$2,111,866.67 (\$180.56/SF)
Cap Rate: 9%



11,696 SF on 2.3 Acres – Light Industrial Flex with Yard

- North Building: 6,000 SF (3x demised 2,000 SF units)
- South Building: 5,696 SF



Zoning: I-1, Weld County
Single Tenant NNN

Each 2,000 SF Unit Includes:

- Office, restroom, radiant heat
- 200 amp 3-phase power, floor drain



2.3 Acre Parcel, Fenced Yard
Drive-Through Access for 2 Units



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.



TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

5 UNIT LAYOUTS

6-11 PROPERTY PHOTOS
& FLOORPLANS

12-13 MAPS

CONTACT

BRIAN SMERUD

(970) 415-0538

bsmerud@waypointRE.com

ERIK CAFFEE

(970) 218-4284

ecaffee@waypointRE.com

JOSH GUERNSEY

970-218-2331

jguernsey@waypointRE.com

EXECUTIVE SUMMARY

THE OFFERING

Located in central Greeley just minutes from Highway 85 and Highway 34, 1720 Balsam Avenue offers an excellent investment opportunity with convenient access to major transportation routes. This versatile property includes a fully fenced 0.7-acre portion ideal for outdoor storage, providing valuable flexibility for a range of industrial or commercial uses.

Price:	\$2,111,866.67
Price/SF:	\$180.56/SF
Address:	1720 Balsam Ave Greeley, CO 80631
County:	Weld County
Parcel:	096109400036
Zoning:	I-1
Site Square Footage:	2.3 Acre Parcel
	11,696 SF
Building Square Footage:	- North building: 6,000 SF (3 demised 2,000 SF units) - South building: 5,696 SF



PROPERTY LAYOUT



UNIT A | PHOTOS



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.

1720 BALSAM AVE | GREELEY, COLORADO 6

UNIT A | FLOORPLAN



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.

1720 BALSAM AVE | GREELEY, COLORADO 7

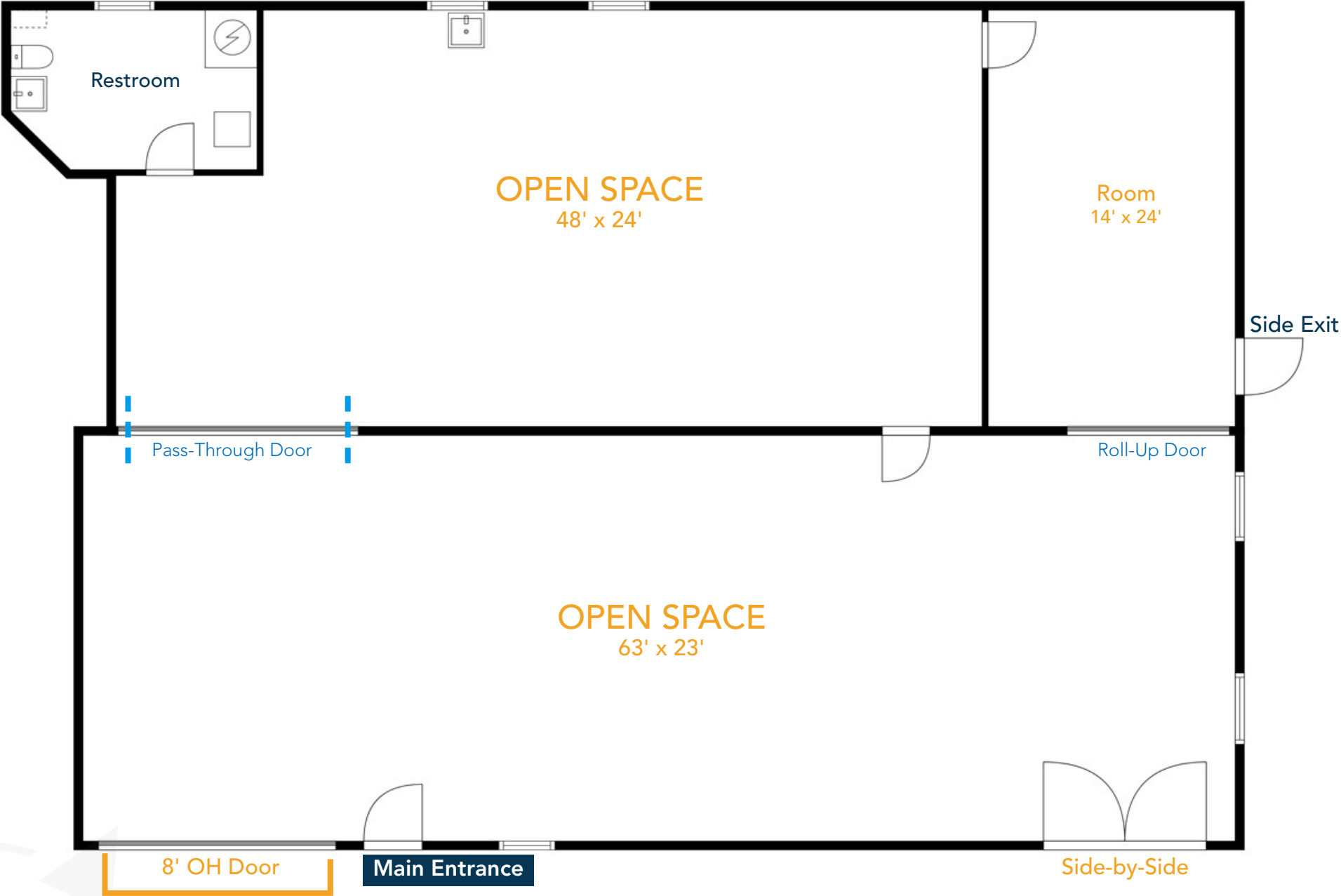
UNIT B & C | PHOTOS



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.

1720 BALSAM AVE | GREELEY, COLORADO 8

UNIT B & C | FLOORPLAN



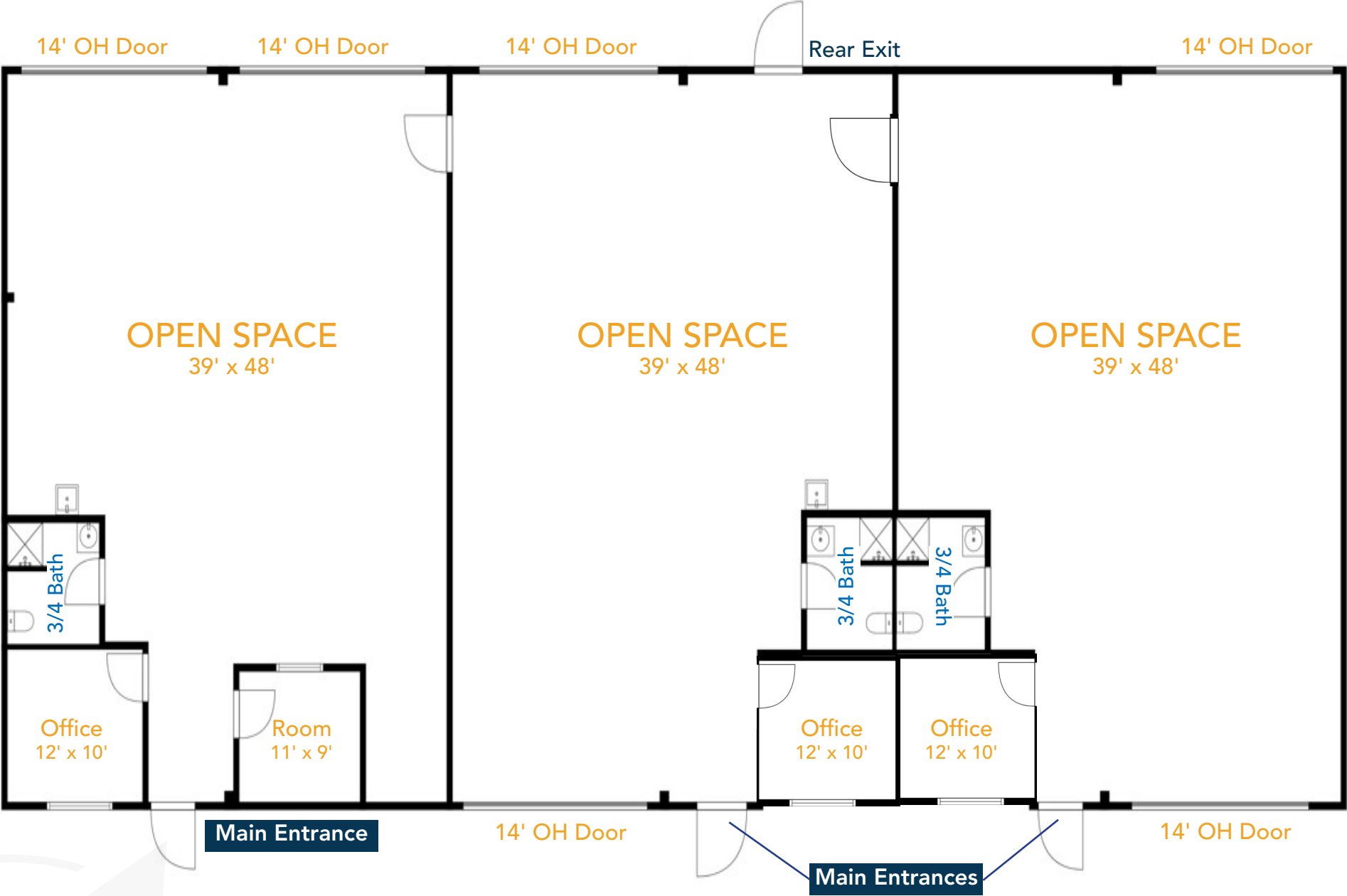
UNIT D | PHOTOS



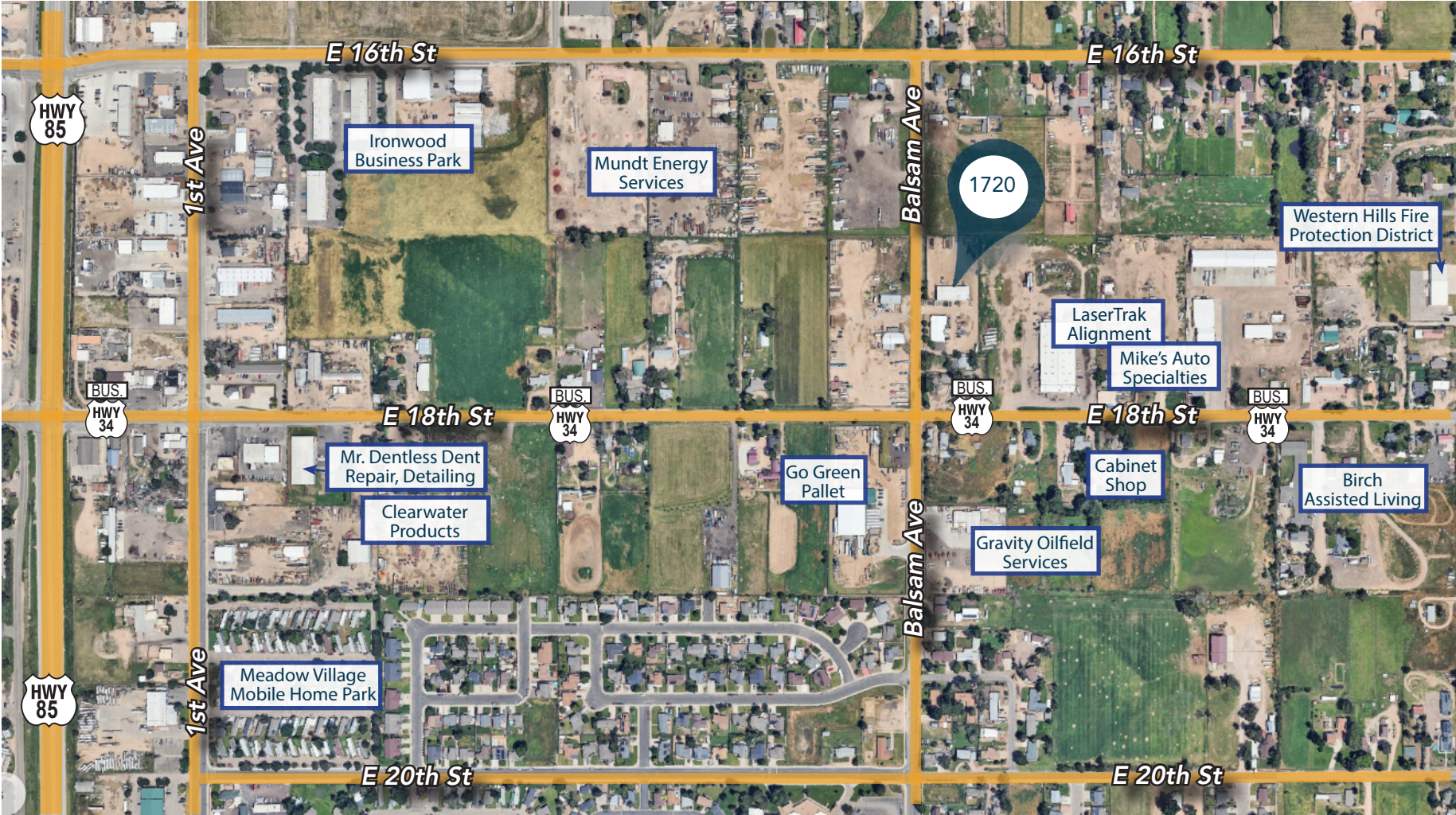
The information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms, and information are subject to change.

1720 BALSAM AVE | GREELEY, COLORADO 5 10

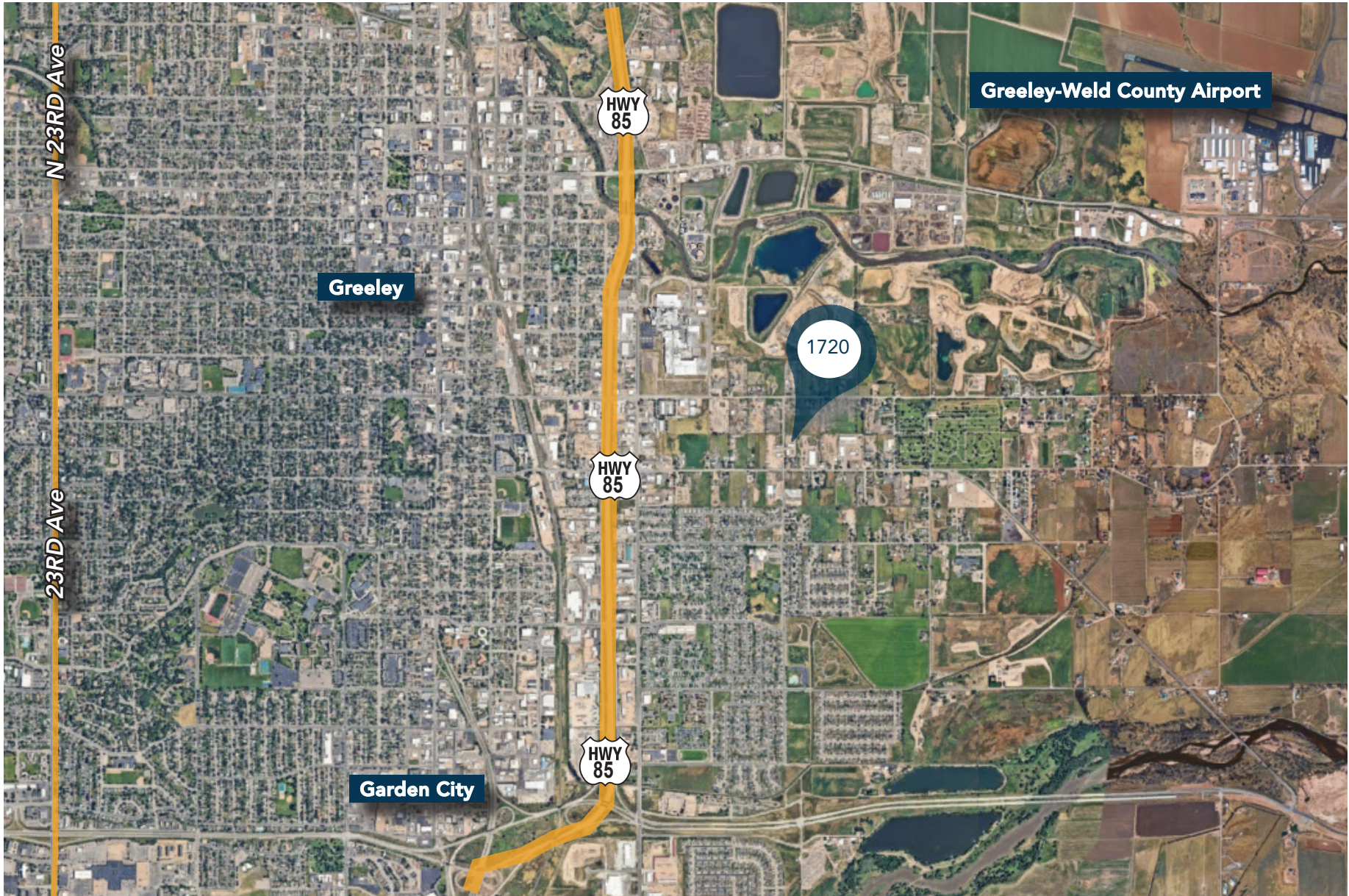
UNIT D | FLOORPLAN



NEIGHBORHOOD MAP



REGIONAL MAP





CONTACT

BRIAN SMERUD

(970) 415-0538

bsmerud@waypointRE.com

ERIK CAFFEE

(970) 218-4284

ecaffee@waypointRE.com

JOSH GUERNSEY

970-218-2331

jguernsey@waypointRE.com