

**OFFERING MEMORANDUM****LARGE INDUSTRIAL SPACE WITH FENCED OUTSIDE YARD**

Sale Price: \$2,354,580  
Acres: 0.812  
Zoned: Industrial Low - City of Greeley



11,430 SF Building  
0.81 Acre Fenced Parcel  
20' Clear Height Doors



Centrally located in Greeley's industrial core  
with quick access to US-85 and US-34.



Leased 100%  
NOI: \$164,820.60  
Cap Rate: 7%

**CONTACTS**

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The information contained in this investment offering has been obtained from sources believed to be reliable. However, 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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# EXECUTIVE SUMMARY

## THE OFFERING

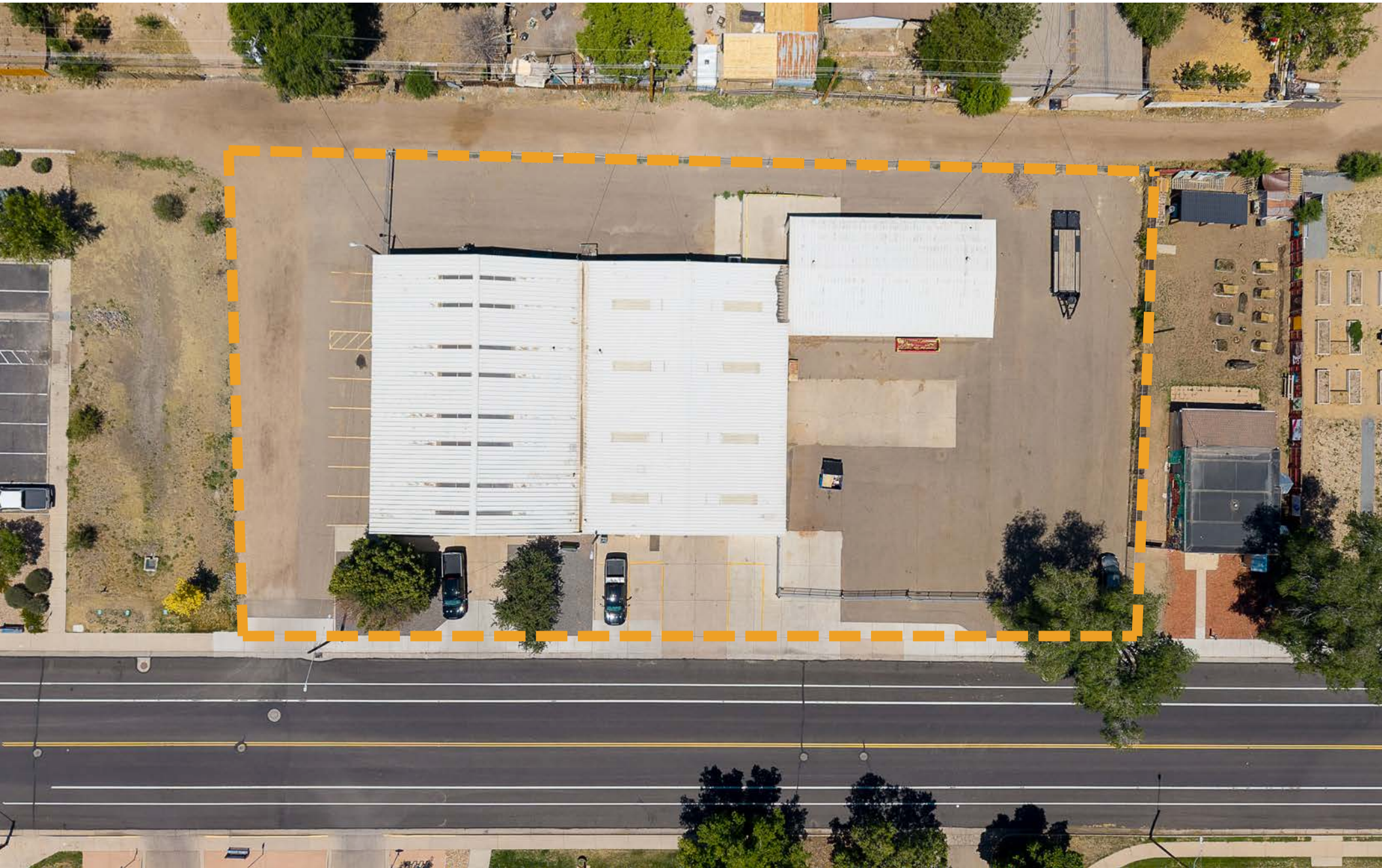
Waypoint Real Estate is pleased to present **923-937 A St**, a 11,430 SF pre-engineered metal building (PEMB) situated on 0.821 acres in Greeley, CO. Zoned Industrial Low by the City of Greeley, the property features overhead doors, dock-high doors, clear height, and substantial power infrastructure including 480 & 220V service at 1,000 AMPs with three-phase power capacity.

The building includes interior office amenities — private offices, conference rooms, a break room, and a security system — along with exterior features including a fenced yard and dedicated truck access/loading area. Heating is provided via forced air/gas furnace and radiant heat.

The property is currently 100% occupied under a fully executed lease, providing an investor with immediate, stable cash flow from day one. 923-937 A St presents a straightforward opportunity to acquire a fully leased industrial asset in Greeley, CO.

| INVESTMENT OVERVIEW |                                      |
|---------------------|--------------------------------------|
| Sale Price          | \$2,354,580                          |
| Acres               | 0.812                                |
| Zoned               | Industrial Low - City of Greeley     |
| Total Building SF   | 11,430                               |
| Leased              | 100%                                 |
| NOI                 | \$164,820.60                         |
| Strategic Location  | Located in Greeleys' Industrial Core |





# PROPERTY DETAILS

## UTILITY PROVIDERS

|          |                               |
|----------|-------------------------------|
| Electric | Excel                         |
| Gas      | Atmos Energy                  |
| Internet | High-speed Internet Available |
| Water    | City of Greeley               |
| Sewer    | City of Greeley               |
| Trash    | Tenants Choice                |

## CONSTRUCTION

|                     |                                  |
|---------------------|----------------------------------|
| Total Building Size | <b>11,430</b>                    |
| Zoning              | Industrial Low - City of Greeley |
| Acres               | 0.812                            |
| Structure           | Steel Frame                      |
| Roof                | Sloped Metal                     |
| Heat Type           | Forced Air/Gas Furnace           |
| Air Conditioning    | Yes                              |
| Parcel              | 096105205010, 096105205009       |

## WAREHOUSE CONTAINS - YARD

|                |                                       |
|----------------|---------------------------------------|
| Clear Height   | 20'                                   |
| Overhead Doors | (2) 14'x14' Drive In, (5) Dock Height |
| Fenced Yard    | Yes                                   |
| Gate Access    | Yes                                   |

## SAFETY SYSTEMS

|                 |     |
|-----------------|-----|
| Security System | Yes |
|-----------------|-----|



**932 - 937 A St  
Greeley, CO**

 [Link to Google Maps](#)



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# FINANCIAL SUMMARY

## RENT ROLL

| SF     | MONTHLY RENT | ANNUAL RENT  | ANNUAL RENT / SF | MONTHLY OP. CHARGES | ANNUAL OP. CHARGES |
|--------|--------------|--------------|------------------|---------------------|--------------------|
| 11,430 | \$13,735.05  | \$164,820.60 | \$14.42          | \$3,217.79          | \$38,613.50        |

## RENTAL INCOME

| RENTAL INCOME                   | YEAR 1 - Current    | \$ / SF        |
|---------------------------------|---------------------|----------------|
| Base Rent                       | \$164,820.60        | \$14.42        |
| Expense Reimbursement           | 38,613.50           | \$3.38         |
| <b>Gross Potential Income</b>   | <b>\$203,434.10</b> | <b>\$17.80</b> |
| <b>Less: Operating Expenses</b> | <b>-</b>            | <b>-</b>       |
| Property Taxes                  | \$21,792.97         | \$1.91         |
| Insurance                       | \$16,820.53         | \$1.47         |
| <b>Total Operating Expenses</b> | <b>\$38,613.50</b>  | <b>3.38</b>    |
| <b>Net Operating Income</b>     | <b>164,820.60</b>   | <b>\$14.42</b> |

## 2025 OPERATIONS BUDGET

| CATEGORY                        | CURRENT - ANNUAL CHARGES |
|---------------------------------|--------------------------|
| Property Taxes                  | \$21,792.97              |
| Property Insurance              | \$16,820.53              |
| CAM                             | -                        |
| <b>TOTAL OPERATING EXPENSES</b> | <b>\$38,613.50</b>       |
| TOTAL RENTABLE SF               | 11,430                   |
| <b>NNN / SF</b>                 | <b>\$3.38</b>            |

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# TENANT SUMMARY

## E3 Company

Business Type: Oil & Gas

Ownership Type: Private

Headquarters: Kilgore, TX



## RENTAL TERMS

100% Leased to E3 Company

- **Leased Area:** 11,430 SF
  - One option to extend
- **Extension Notice:**
  - with 6 month notice
- **Extension Type:** In Place Escalations
- **Lease Structure:** NNN
- **Operations Use:** Pressure control for oil and gas operations

## RENT ESCALATION TABLE

| START DATE    | END DATE  | RENT / MONTH | RENT / YEAR   | ANNUAL ESC |
|---------------|-----------|--------------|---------------|------------|
| 7/1/2026      | 6/31/2027 | \$ 13,735.05 | \$ 164,820.60 | 3%         |
| 7/1/2027      | 6/31/2028 | \$ 14,147.10 | \$ 169,765.20 | 3%         |
| Option Period |           |              |               |            |
| 7/1/2028      | 6/31/2029 | \$ 14,571.51 | \$ 174,858.12 |            |
| 7/1/2029      | 6/31/2030 | \$ 15,008.66 | \$ 180,103.92 | 3%         |
| 7/1/2030      | 6/31/2031 | \$ 15,458.92 | \$ 185,507.04 | 3%         |

Website: <https://e3team.com/>

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