

100% LEASED INDUSTRIAL INVESTMENT**INDUSTRIAL INVESTMENT OPPORTUNITY | 100% LEASED****Sale Price: \$1,600,000 | NOI: \$132,391.11 | Cap Rate: 8.27%****TENANT: USA COMPRESSION PARTNERS | LEASE EXPIRATION: JULY 2028**

Cushman & Wakefield, Inc. is pleased to present this 100% leased industrial property in Nunn, CO. Located on 3.5 acres, the property consists of a 9,200 SF building with warehouse space, finished office, and a fully fenced yard. The 2,000 SF office has a conference room/break room, four private offices, and utility and storage room. It is fully leased to USA Compression Partners through July 2028, and is conveniently located off Highway 85 in the heart of the oil and gas activity in Northern Colorado. The company is one of the largest independent providers of compression services in the U.S., supplying equipment and expertise that enable the movement of natural gas through pipelines and support oil and gas production in key energy regions.

PROPERTY FEATURES

Building Size: 9,200 SF
Office: 2,000 SF

Site Size: 3.5 Acres

Year Built: 2015

Doors: (4) 16' x 16' Overhead doors

Yard: Fully fenced, graveled yard

INVESTMENT DETAILS

Tenant Name: USA Compression Partners

Tenant Lease Rate: \$16.71/SF

Escalator: 3%

NOI: \$132,391.11

2025 Taxes: \$18,182.81

Lease Expiration: July 2028

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WELD COUNTY

3RD LARGEST COUNTY in Colorado

ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,017 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 375,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: weld.gov

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Weld County Region
Source: Esri.



Total Population (2025)

375,084



Total Households

131,508



Per Capita Income

\$44,390



Median Age

35.6



Average Household Income

\$118,405

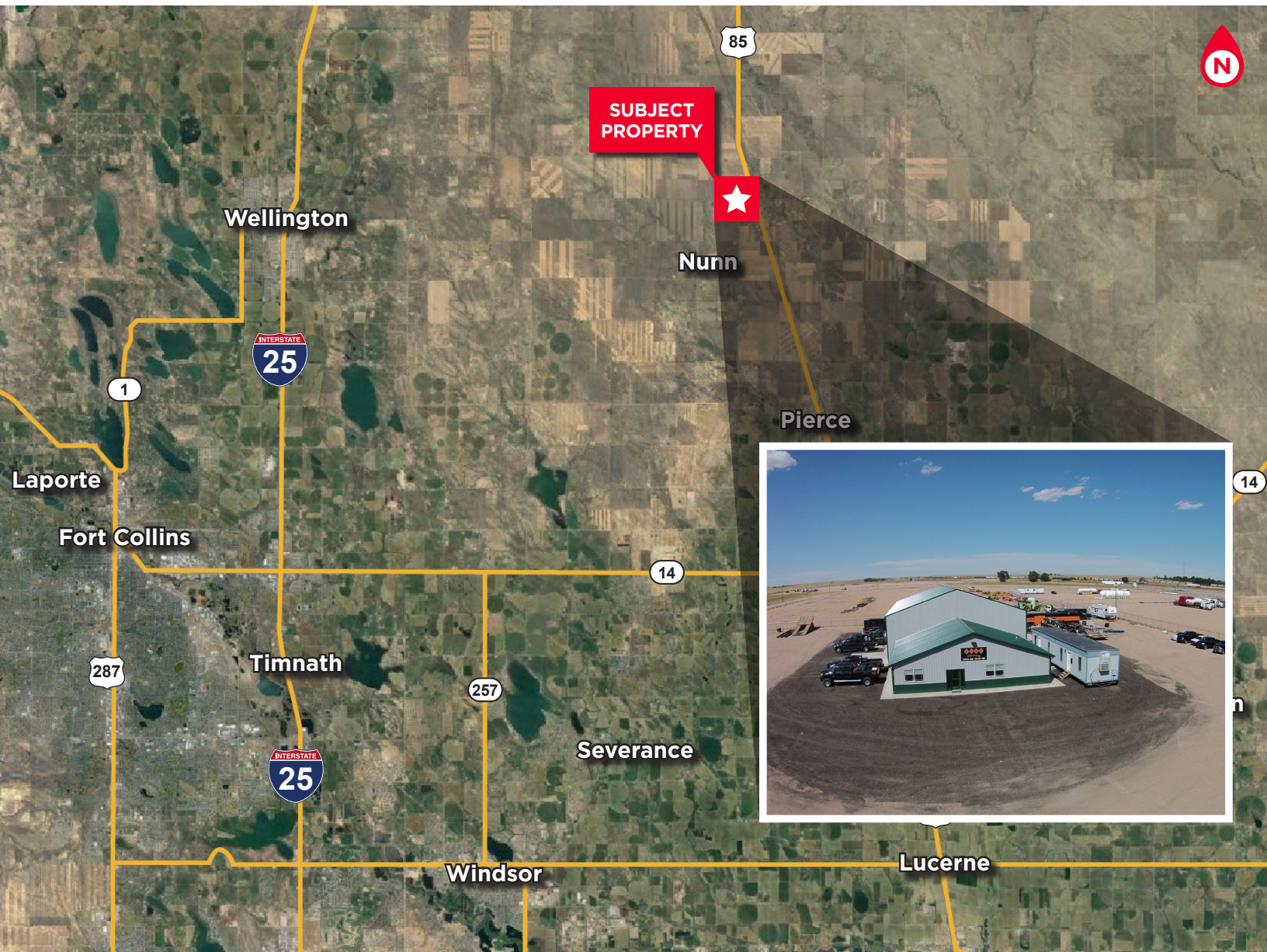


Total Square Miles

4,017

600 LONE TREE CIRCLE

NUNN, COLORADO 80648



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