

NEW CONSTRUCTION | ESTIMATED COMPLETION MAY 2020

6,500 SF AVAILABLE

LEASE RATE: \$13.95 - \$14.95/SF

This 23,000 square foot building will be completed May of 2020. The property will have ample parking and good circulation around the building; potential outdoor storage is available. Owner will deliver the building in shell condition and from this point will provide a \$10.00 per square foot tenant finish allowance for potential tenants.

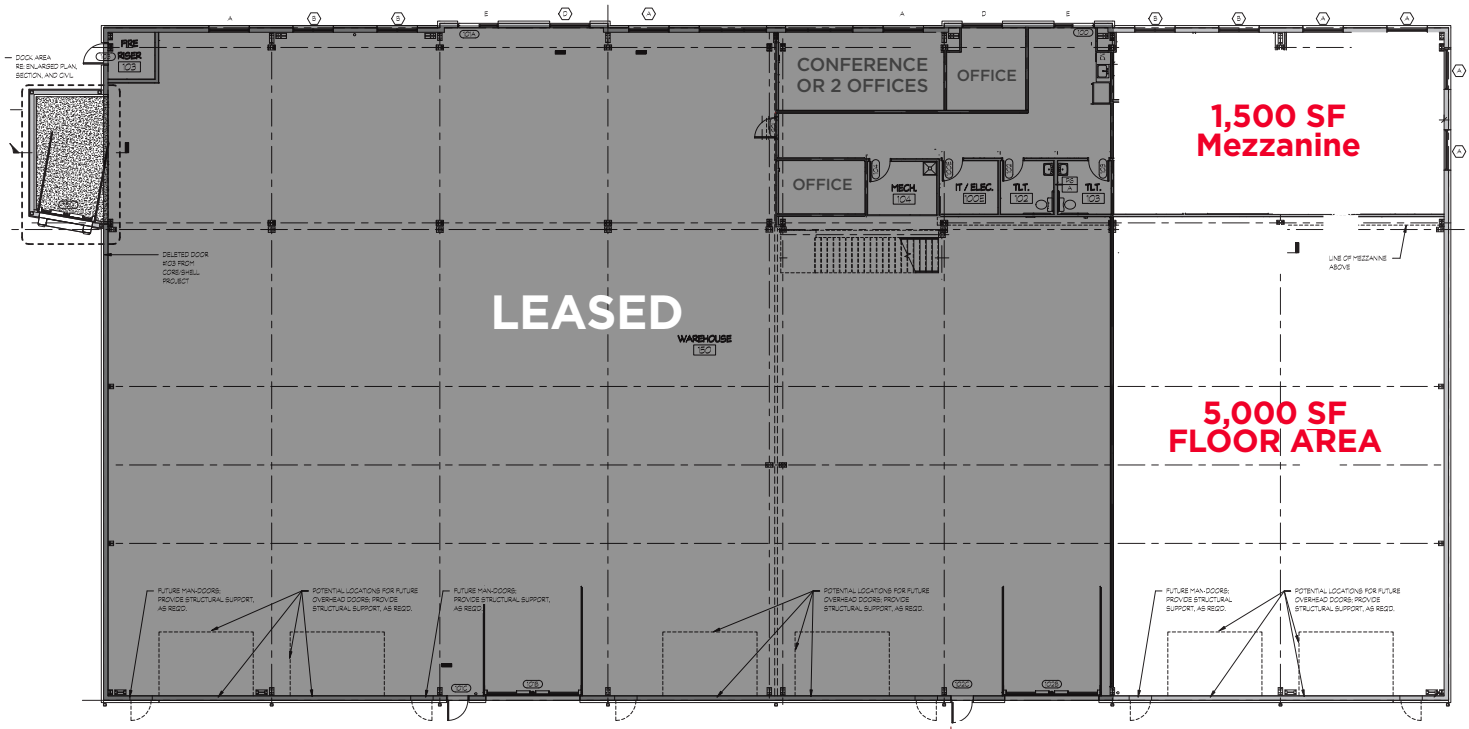
PROPERTY FEATURES

- Building Size** 23,000 SF
- Available Size** 6,500 SF
- Site Size** 1.86 Acres
- Clear Height** 20'
- Doors** (8) 14' x 14' Drive-in doors
- Features** Excellent I-25 visibility
Office mezzanine



Current Building Progress

SITE PLAN



Current Building Progress Photos

WELD COUNTY / NORTHERN COLORADO INDUSTRY HIGHLIGHTS

- Northern Colorado is home to a diverse set of industries and companies – from Fortune 500 IT corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing
(northerncolorado.com)
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services
(upstatecolorado.com)
- Richest Agricultural County East of Rocky Mountains
(northerncolorado.com)
- Weld County has more active wells than anywhere else in the United States, with more than 18,000 wells
(northerncolorado.com)

WELD COUNTY MAJOR EMPLOYERS

- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletech
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.



(northerncolorado.com)

WELD COUNTY DEMOGRAPHICS

Population

304,633 – 3.29% Growth

Number of Employees

153,525

Median Age

34.1

Growth from 2016 - 2019

9.29%

Median Household Income

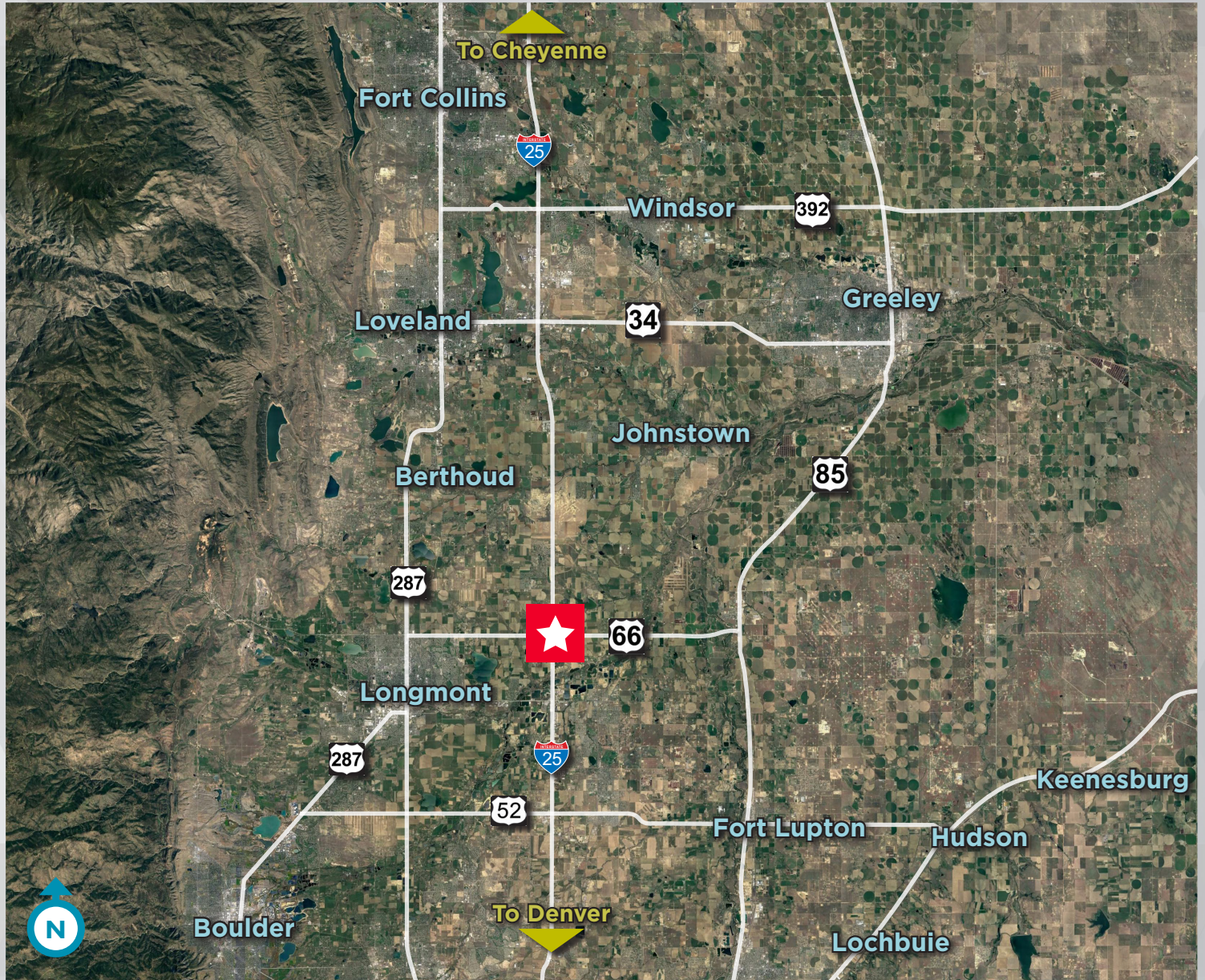
\$68,884

NORTHERN COLORADO EDUCATION



Current Building Progress

REGIONAL AERIAL



For more information, please contact:

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