



AVAILABLE FOR SALE OR LEASE

270 MOUNTAIN AVENUE

BERTHOUD, COLORADO 80513

INDUSTRIAL PROPERTY FOR SALE OR LEASE 30,000 SF FOR SALE | 15,000 SF FOR LEASE

Sale Price: \$3,000,000 (\$100/SF)

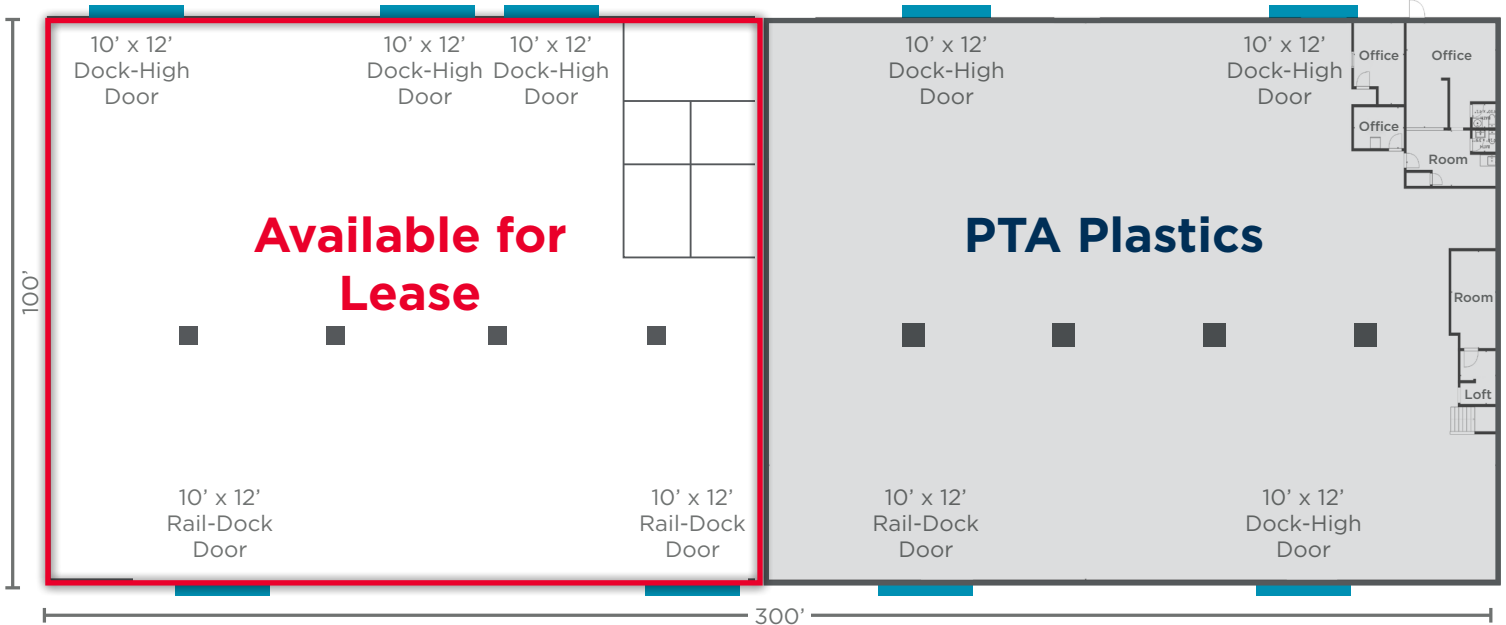
Lease Rate: \$9.00/SF NNN | NNN (Est.): \$4.40/SF

This 30,000 square foot distribution warehouse sits on 1.66 acres and currently has 15,000 square feet available for lease. The building has six dock-high doors, three rail-dock doors and ample power. Half of the building is currently leased with an expiration of 6/30/2027. Located in the heart of Berthoud, this property is less than 10 minutes from I-25. **Please contact listing brokers for additional information.**



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RAILROAD

PROPERTY FEATURES

Building Size	30,000 SF	Column Spacing	25'
Site Size	72,140 SF (1.66 Acres)	Loading	6 Dock-high doors (10' x 12') 3 Rail-dock doors (10' x 12')
YOC	1971	HVAC	Radiant
Tenancy	Multi	Zoning	Industrial
Clear Height	14' - 17'		
Electrical	480 3-Phase power (450 amps)		

INVESTMENT DETAILS

NOI: \$100,425

PTA PLASTICS

Size	15,000 SF
Lease Type	NNN
Expiration	6/30/2027
Renewal	(2) 2-Year Options



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BERTHOUD

Nicknamed the **GARDEN SPOT OF COLORADO**

Berthoud touts itself as a town that's proactive in planning for growth, while preserving and enhancing its rural character.

In downtown Berthoud, friendly shops and restaurants welcome locals and visitors alike. Cottonwood-shaded parks and quiet streets featuring century-old homes make up this Norman Rockwell town. Stop for a picnic at Fickel Park, in the center of historic downtown, or head to the Little Thompson Valley Pioneer Museum for a taste of the area's rich heritage.

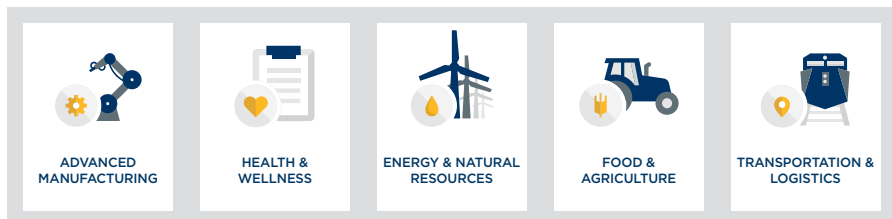
Recreation opportunities abound near Berthoud. To the west, rock climbing, fishing, boating, hiking and camping are popular near Carter Lake and Pinewood and Flatiron Reservoirs, while Horsetooth Reservoir and Boyd Lake State Park are just north of town. There's an archery range, nature trail and fishing opportunities at the Lon Hagler State Wildlife Area.

TPC Colorado, the only TPC golf course in the state, is a challenge for tournament pros and also offers recreational golfers multiple options of play on each hole – and Rocky Mountain views.

From this classic small town, two nearby interstates provide easy access to Denver International Airport, major ski resorts and Rocky Mountain National Park, as well as access to cultural activities in Fort Collins and Boulder.

Source: colorado.com

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Berthoud Region

Source: Esri.



Total Population (2022)

12,250

Total Households

4,593

Per Capita Income

\$46,109

Median Age

43.4

Total Employees

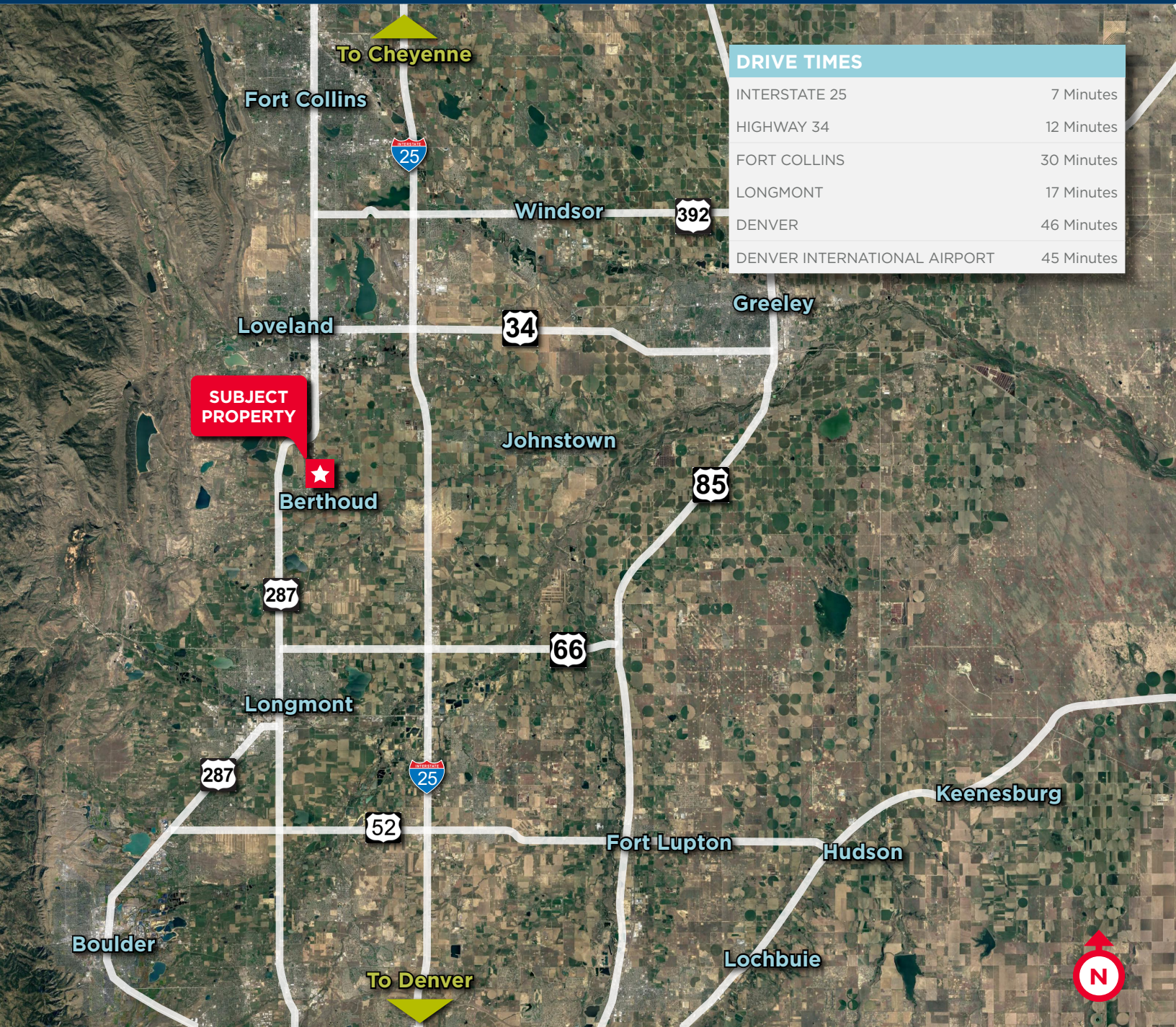
2,625

Total Square Miles

13.07

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For more information, please contact:

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