

801

2ND STREET
BERTHOUD, CO 80513

STRATEGICALLY LOCATED 61,095 SF INDUSTRIAL BUILDING

EXECUTIVE SUMMARY | ASSET OVERVIEW

This building has been home to Lehman Printing and is equipped for a variety of printing, assembly, manufacturing and other industrial purposes. Centrally located within the northern Colorado region this property benefits from both Interstate (I-25) and Rail (BNSF) mobility, it has strong electrical capacity with 3,000 amp, 277/480 volt service and high clear height of up to 33'. Companies in Berthoud are able to draw from a large regional labor pool ranging from Cheyenne, WY to Denver, CO.

Colorado exhibits tremendous strength with a combination of both a natural and built environment, a strong housing market, multi-modal transportation, a significant influx of corporate headquarter and manufacturing operations, a highly skilled workforce, an enviable lifestyle and is presently one of the fastest growing economies in the nation. The Berthoud community works closely with the Metro Denver Economic Office and presents a concentration of workforce engaged in advanced manufacturing, technical services, aviation, bioscience, energy and natural resource clusters, making this opportunity one of the most unique and desirable along the Colorado front range.



SALE PRICE \$6,100,000 (\$100/SF)

LEASE RATE \$8.50/SF NNN

SQUARE FEET 61,095 SF

LOT SIZE 4.73 Acres

POWER 3,000 AMP, 277/480 Volt



8
DOCKS



1
DRIVE IN DOOR



12-33'
CEILINGS



PRIVATE
LOADING DRIVE



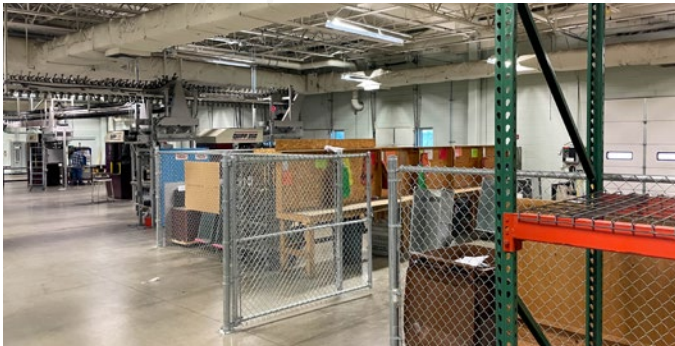
BNSF
RAIL SPUR

PROPERTY OVERVIEW | ASSET OVERVIEW



PROPERTY HIGHLIGHTS

- 61,095 Square feet
- BNSF Rail spur
- 58 Parking spaces
- Fully sprinklered
- Reinforced concrete foundation
- Exterior brick and masonry panel walls
- 5" and 8" thick reinforced concrete floor
- 3,000 AMP, 277/480 Volt power
- HVAC throughout the building
- Warehouse: Radiant heaters
- Office: Roof mounted package units
- One (1) floor
- Eight (8) dock doors
- One (1) drive-in door
- 12' to 33' Ceiling height
- M2 Zoning, Industrial District
- Built in 2008
- Utilities include water, sewer, electricity, gas and telephone to site



61,095
SQUARE FEET



58
PARKING STALLS



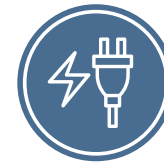
M2
ZONING



BNSF
RAIL SPUR

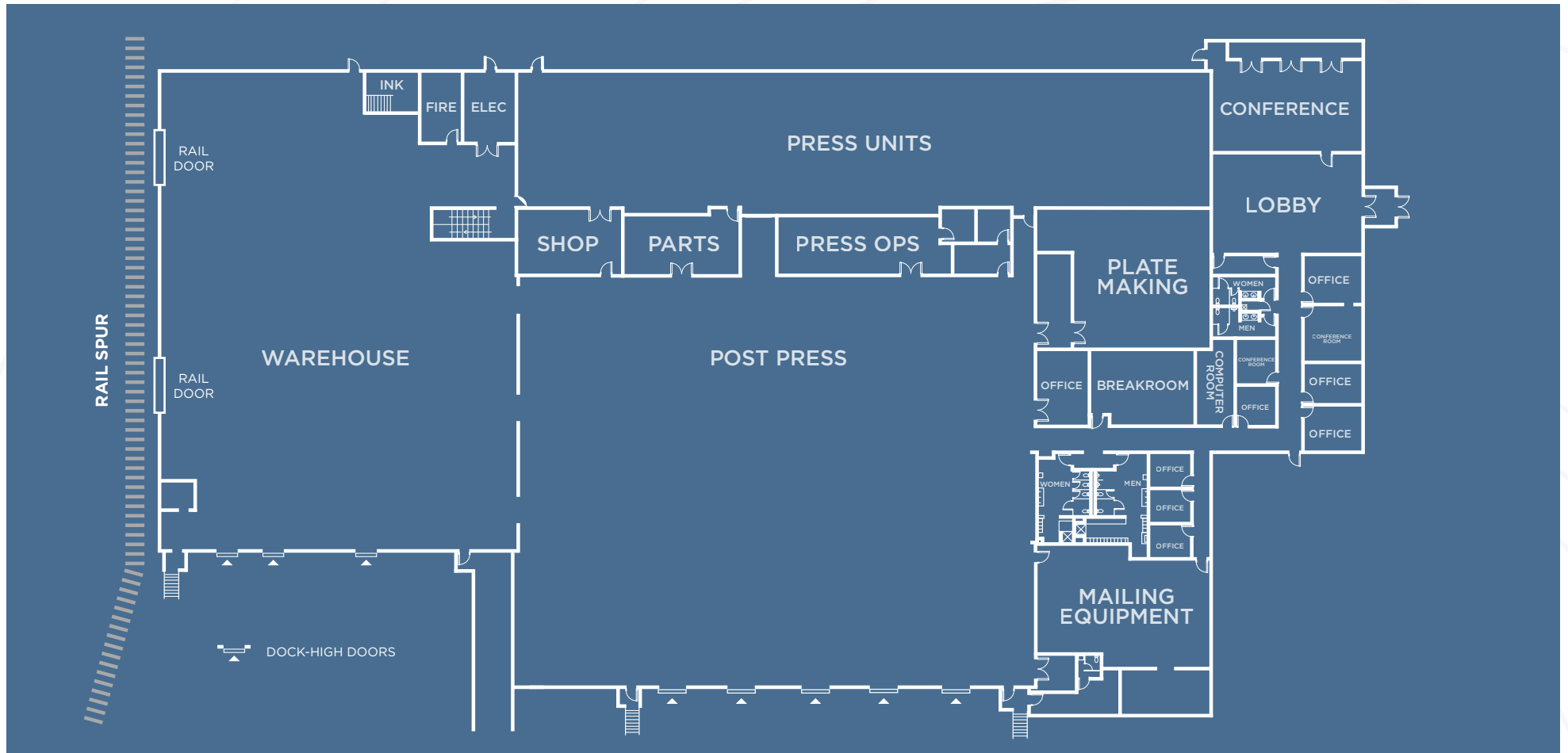


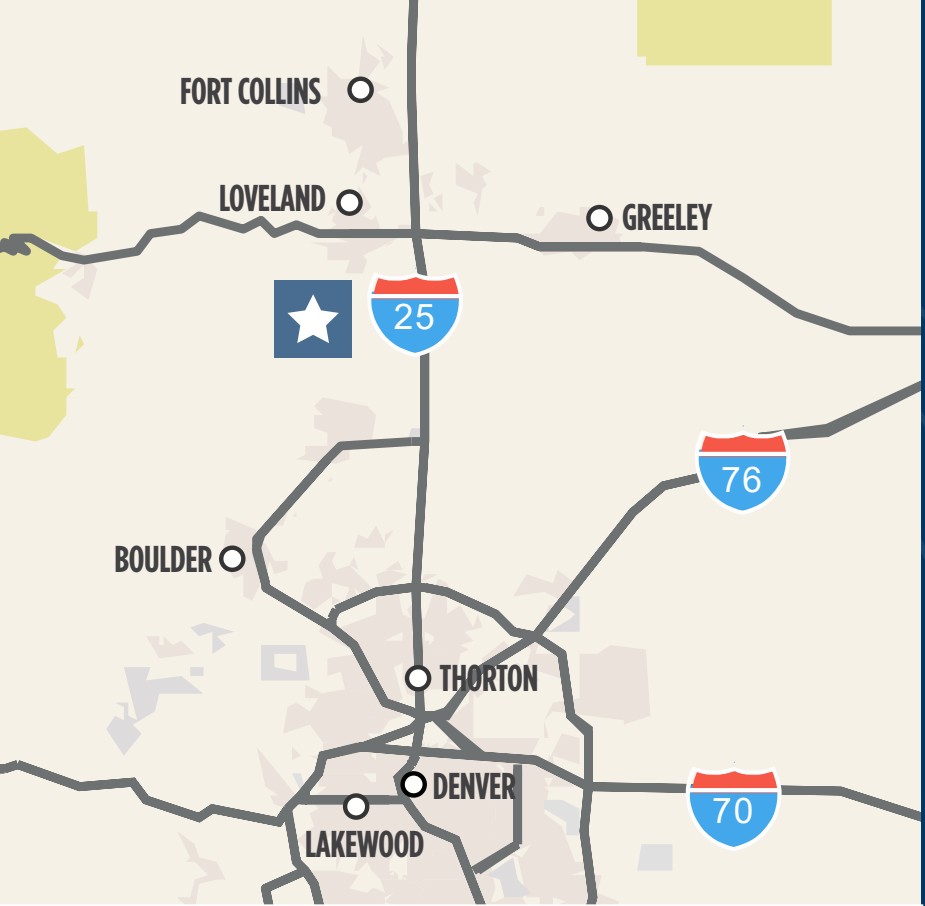
4.73
ACRES



3,000 AMP,
277/480 VOLT
POWER

PROPERTY OVERVIEW | FLOOR PLAN





DEMOGRAPHICS BY THE NUMBERS

	2 MILE	5 MILE	10 MILE
2023 POPULATION	11,218	25,595	209,356
ANNUAL GROWTH	1.5%	1.1%	0.6%
AVERAGE HH INCOME	\$111,622	\$116,633	\$102,557
2023 HOUSEHOLDS (HH)	4,290	10,119	82,226

TRAFFIC COUNTS

1ST STREET & MASSACHUSETTS AVENUE	12,316 VPD
1ST STREET & MOUNTAIN AVENUE	10,192 VPD





PROPERTY CONTACTS

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