



FOR SALE OR LEASE

SALE PRICE: \$6,000,000

LEASE RATE: \$10.00/SF NNN



850
900
910

LONE TREE LANE
NUNN, COLORADO

PROPERTY OVERVIEW

850
900
910

LONE TREE LANE | NUNN, COLORADO

850 LONE TREE LANE
7,800 SF | 2.22 Acres

900 LONE TREE LANE
Building 1: 28,000 SF (+ 4,000 SF Lean-To)
Building 2: 7,000 SF | 3.51 Acres

910 LONE TREE LANE
7,800 SF | 3.45 Acres

PROPERTY HIGHLIGHTS

850
900
910

LONE TREE LANE | NUNN, COLORADO

Cushman & Wakefield is pleased to offer **850, 900, and 910 Lone Tree Lane** in Nunn, Colorado for sale or lease. This exceptional property comprises four buildings totaling 50,600 square feet, situated on three separate lots covering a combined area of 9.18 acres. Strategically located along Highway 85 between Greeley, CO, and Cheyenne, WY, the property benefits from excellent accessibility and versatility. The buildings include two steel free-span buildings built in 2021 with clear heights of 20' and 22' and two Quonset style buildings with 16' overhead doors and 28' clear height at the peak. The property is suitable for various industrial uses, including warehousing, fabrication, and assembly. Multiple overhead drive-in doors facilitate the handling of heavy industrial equipment throughout the warehouse and shop space. It is equipped with a heavy power supply, featuring a total of 1,350 amps on site, including 220-volt and 480-volt, 3-phase service. This property offers a functional and adaptable layout ideal for a wide range of industrial activities with fenced outside storage.

Seller will entertain selling parcels individually.

850 LONE TREE LANE

7,800 SF Quonset
Clear Height 28'
Loading (3) 16' Overhead doors
2.22 Acres

900 LONE TREE LANE

BUILDING 1

28,000 SF Steel free-span + 4,000 SF lean-to
Includes 1,030 SF Office & 1,050 SF Mezzanine
Clear Height 20'
Loading (4) 16' x 20' Overhead doors

BUILDING 2

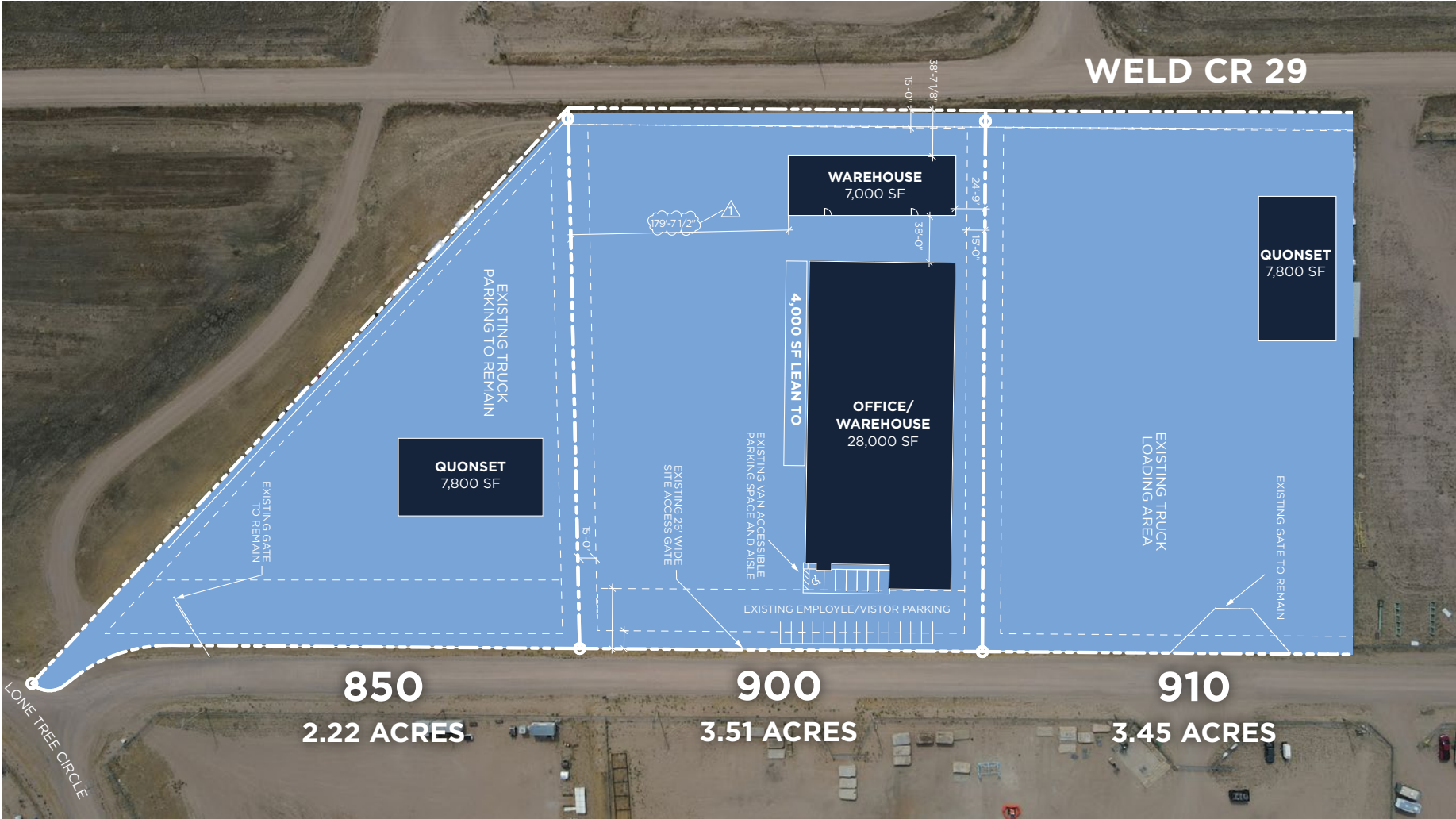
7,000 SF Steel free-span
Clear Height 22'
Loading (2) 16' Overhead doors
(1) 21' Overhead door
3.51 Acres

910 LONE TREE LANE

7,800 SF Quonset
Clear Height 28'
Loading (2) 16' Overhead doors
3.45 Acres



SITE PLAN



BUILDING DETAILS

850 LONE TREE LANE

7,800 SF

850
900
910

LONE TREE LANE | NUNN, COLORADO



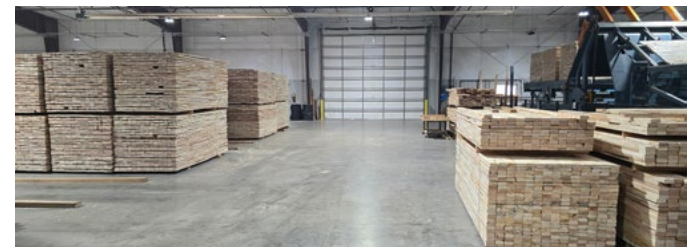
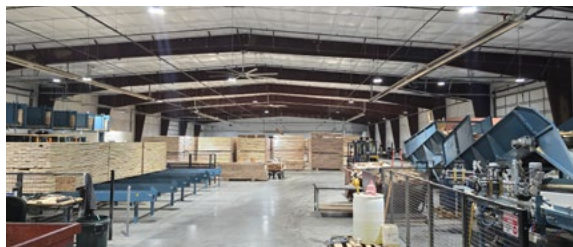
BUILDING DETAILS

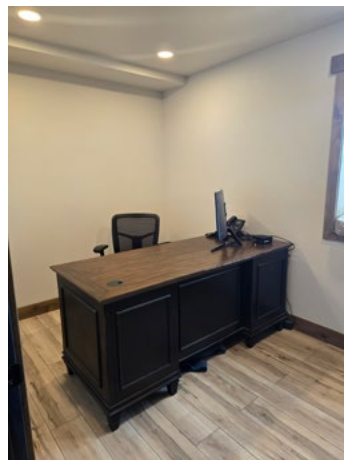
900 LONE TREE LANE

850
900
910

LONE TREE LANE | NUNN, COLORADO

BUILDING 1 - 28,000 SF + 4,000 SF





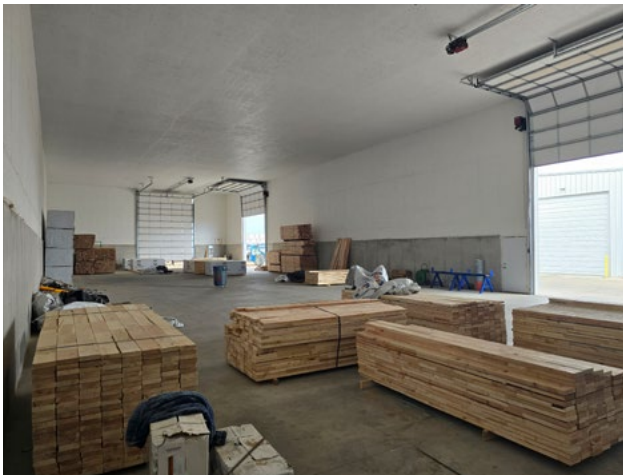
BUILDING DETAILS

900 LONE TREE LANE

BUILDING 2 - 7,000 SF

850
900
910

LONE TREE LANE | NUNN, COLORADO



BUILDING DETAILS

910 LONE TREE LANE

7,800 SF

850
900
910

LONE TREE LANE | NUNN, COLORADO

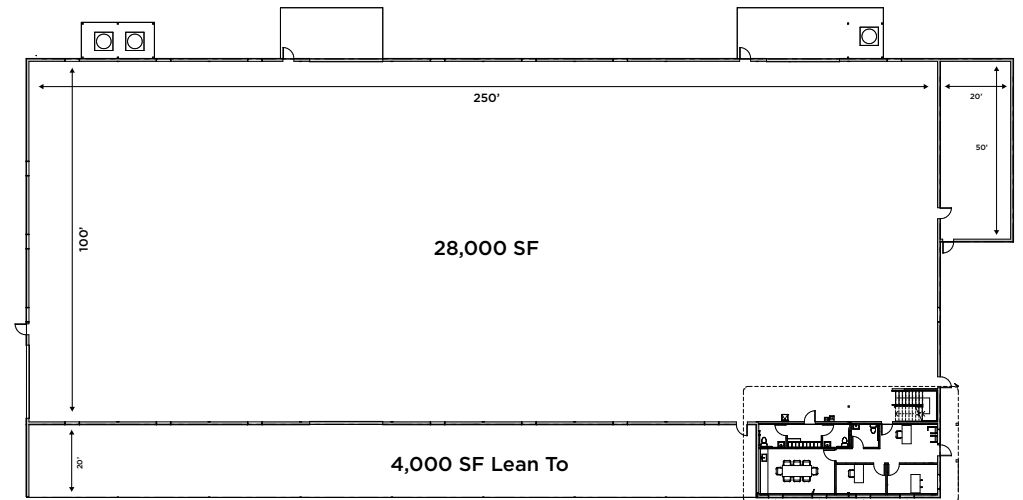


BUILDING PLANS

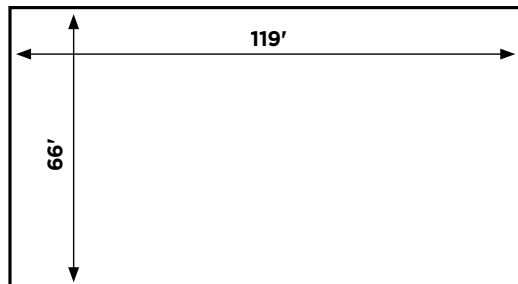
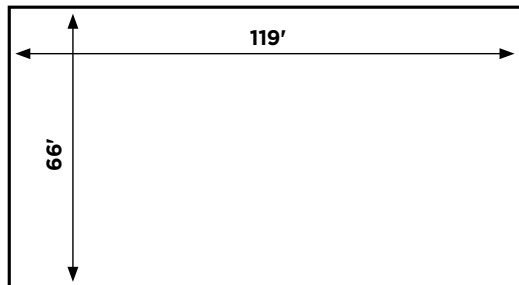
850
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910

LONE TREE LANE | NUNN, COLORADO

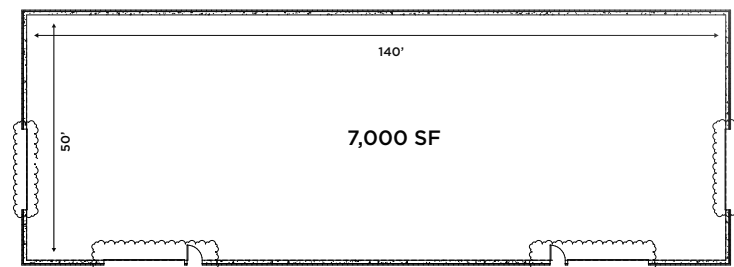
BUILDING 1 - 900 LONE TREE LANE



850 & 910 LONE TREE LANE



BUILDING 2 - 900 LONE TREE LANE



WELD COUNTY OVERVIEW

WELD COUNTY AREA OVERVIEW

With 31 cities and towns, Weld County is one of Colorado's largest counties, encompassing nearly 4,000 square miles. The sheer size and diversity of Weld County allows it to meet almost any type of site requirement. Weld County ranks No. 1 in the state and No. 8 in the country in the value of agricultural products sold (\$1.5 billion annually). Weld County's top industry sectors include energy production, manufacturing, health & wellness, business services, and agriculture.

BUSINESS CLIMATE

The Greeley/Weld County Metropolitan Statistical Area (MSA) was the seventh-fastest growing in the United States, increasing by 39.7% from 2000 to 2010. The population growth rate is much higher than the state average of 16.92% and higher than the national average rate of 9.71% (U.S. Census Bureau). Weld County has no long-term or short-term debt, no county sales tax, a low mill levy, and is able to pay for long-term projects with cash.

The County has an excellent transportation infrastructure with Interstates 25 and 76, Highways 85 and 34, and service by three rail roads. With affordable housing costs, low taxes, an abundant workforce, and a favorable business climate, Weld County continues to exceed statewide and nationwide job growth.

Source: metrodenver.org

WELD COUNTY MAJOR EMPLOYERS

Source: upstatecolorado.org



DEMOGRAPHIC HIGHLIGHTS

- As of 2023 the region's population increased by 14.1% since 2018, growing by 44,616. Population is expected to increase by 12.8% between 2023 and 2028, adding 45,908.
- From 2018 to 2023, jobs increased by 6.1% in Weld County, CO from 128,738 to 136,600. This change outpaced the national growth rate of 4.3% by 1.8%. As the number of jobs increased, the labor force participation rate decreased from 66.6% to 62.1% between 2018 and 2023.
- Concerning educational attainment, 19.8% of Weld County, CO residents possess a Bachelor's Degree (1.3% below the national average), and 9.8% hold an Associate's Degree (0.9% above the national average).



2024 Total Population

368,063



Total Regional Employment

183,985



Median Household Income

\$96,627

Esri, 2024




850-900-910
Lone Tree Lane
Nunn, CO

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