

# FOR SALE

MULTI-TENANT INDUSTRIAL  
INVESTMENT OPPORTUNITY

16959 CR - 44  
LA SALLE, CO 80645

WELD COUNTY

**\$4,950,000**

CAP RATE: 7.95%

LOT SIZE: 9.22ACRES

PRICE PER SF GROUND: \$12.32

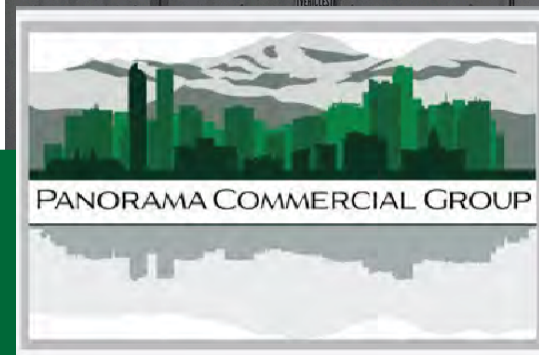
BUILDING SIZE: 61,371

PSF BUILDING: \$80.66

CURRENT OCCUPANCY: 100%

CURRENT NOI: \$393,683

CASH ON CASH RETURN: 10.65%



**CLAIRE HERTEL**  
BROKER ASSOCIATE

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# FOR SALE 16959 CR - 44

Located at the NW corner of CR-44 and CR-35, the subject property is currently approximately 100% occupied allowing the buyer to acquire an investment opportunity in the rapidly expanding part of Colorado.



## INVESTMENT OPPORTUNITY



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