

FOR SALE

PRICE REDUCTION

MULTI-TENANT INDUSTRIAL
INVESTMENT OPPORTUNITY

16959 CR - 44
LA SALLE, CO 80645

WELD COUNTY

~~\$4,950,000~~

\$4,500,000

PSF BUILDING: ~~\$80.60~~

\$73.32

CURRENT CAP RATE: 5%

PROFORMA CAP RATE: 9.31%

PROFORMA NOI: \$418,796

PROFORMA CASH ON CASH RETURN: 15.13%

INVESTMENT HIGHLIGHTS:

- High credit international tenant recently signed lease
- Located in the fastest growing county in Colorado
- Great investment opportunity for a savvy investor
- New septic system installed in 2016 & 2017
- Low operating expenses



PANORAMA COMMERCIAL GROUP

CLAIRE HERTEL
BROKER ASSOCIATE

CELL: 303.506.2918

OFFICE: 303.996.0690

CLAIRE@PANORAMACOMMERCIALGROUP.COM

FOR SALE 16959 CR - 44

INVESTMENT OPPORTUNITY

Property Details:

Size: 9.22 Acres

PSF per SF Ground: \$11.20

Building Size: 61,371

PSF Building: \$73.32

Current occupancy: 53.45%



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