

Marcus & Millichap
TAG INDUSTRIAL GROUP

525 EAST RAILROAD AVENUE

KEENESBURG, CO 80643

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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John & Emma
Meier Park





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details
Offering Highlights • Regional Map • Aerial Map
Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant Single-Tenant Industrial Property on 2+ Acres
- Property Offers an 18-Car BNSF Rail Spur, 5 Dock-High Doors, and 2 Drive-In Doors
 - Accessible Location Less Than 1 Mile from I-76
 - 40 Minute Drive to Greeley, Fort Morgan, and Denver
 - Newly Installed/Upgraded Electrical and Security System
- Property Includes 515 Square Feet of Covered Outdoor Storage
- Desirable Weld County Industrial Market with Average Rents Nearly \$11/SF

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 525 East Railroad Avenue in Keenesburg, Colorado. The subject property consists of approximately 19,200 square feet of space and is situated on 2.11 acres of land. The vacant asset features an 18-car BNSF rail spur, five dock-high doors, two drive-in doors, and a newly installed/upgraded electrical and security system. The subject property includes 515 square feet of covered outdoor storage and is located in the desirable Weld County Industrial Market with average rents nearly \$11 per square foot. A 40-minute drive to Greeley, Fort Morgan, and Denver, the property is in an accessible location less than one mile from I-76.

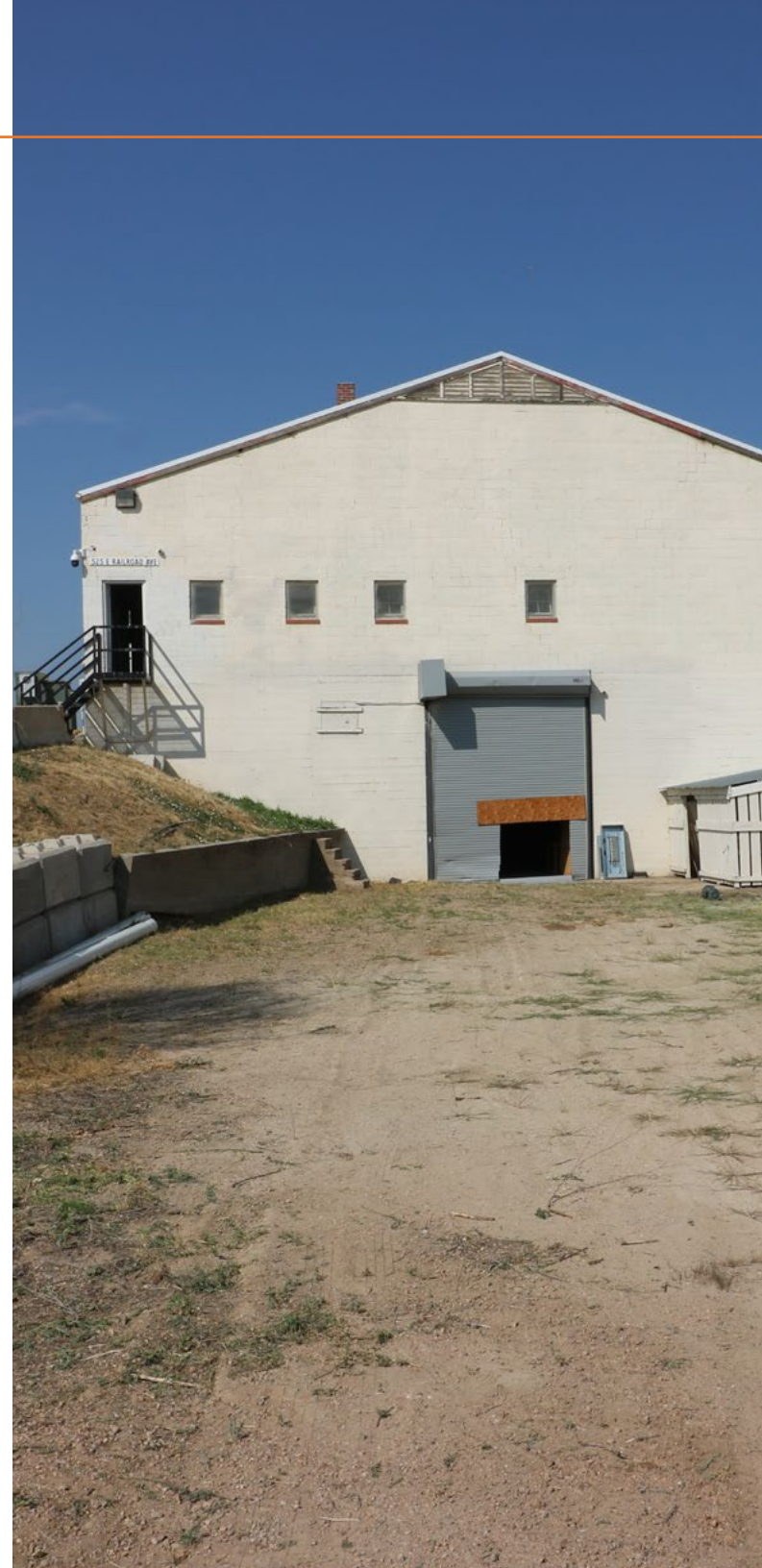
Weld County is a very large submarket, containing roughly 25.9 million square feet of industrial space. The local industrial market has remained relatively stable considering the recent turmoil, though the vacancy rate has softened by three percent over the past four quarters. Over the past five years, the submarket has posted net absorption of about 310,000 square feet per year, on average. Rents increased by 2.1 percent over the past year, firmly in the green. The 530,000 square feet currently underway in Weld County represents two percent of inventory. This represents a continuation of new development in the submarket, which had already seen 1.8 million square feet deliver over the past three years, representing an inventory expansion of 7.3 percent. Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past three years. (CoStar).

Keenesburg has a population of approximately 1,200 people and is located along the growing I-76 corridor, with Denver International Airport just 20 miles away. The area offers small town living with the convenience of all amenities nearby. (keenesburgco.org) Historically and in its base form, Greeley is largely an agricultural center—livestock, meat-packing, sugar beets, and related processing activities remain extensive today. More recently, the area has become the eastern flank of a large high tech and light manufacturing belt centered in nearby Windsor and anchored by Fort Collins and Loveland to the west. The University of Northern Colorado adds a light college-town accent bringing some 13,000 students. (bestplaces.net)

PROPERTY DETAILS

525 EAST RAILROAD AVENUE, KEENESBURG, CO 80643

Number of Suites	1
Number of Buildings	1
Total Square Feet	19,200
Year Built	1945
Lot Size	2.11 Acres
Type of Ownership	Fee Simple
Clear Height	14'7"
Parking Spaces	50
Parking Surface	Unimproved/Dirt
Building Class	C
Tenancy	Single Tenant
Dock High Doors	5
Grade Level Doors	2
Rail Served	Yes
Construction	Masonry
Power	1000a/480v 3p Heavy
Zoning	Light Industrial
Market	Keenesburg, CO
Submarket	Weld County



525 EAST RAILROAD AVENUE

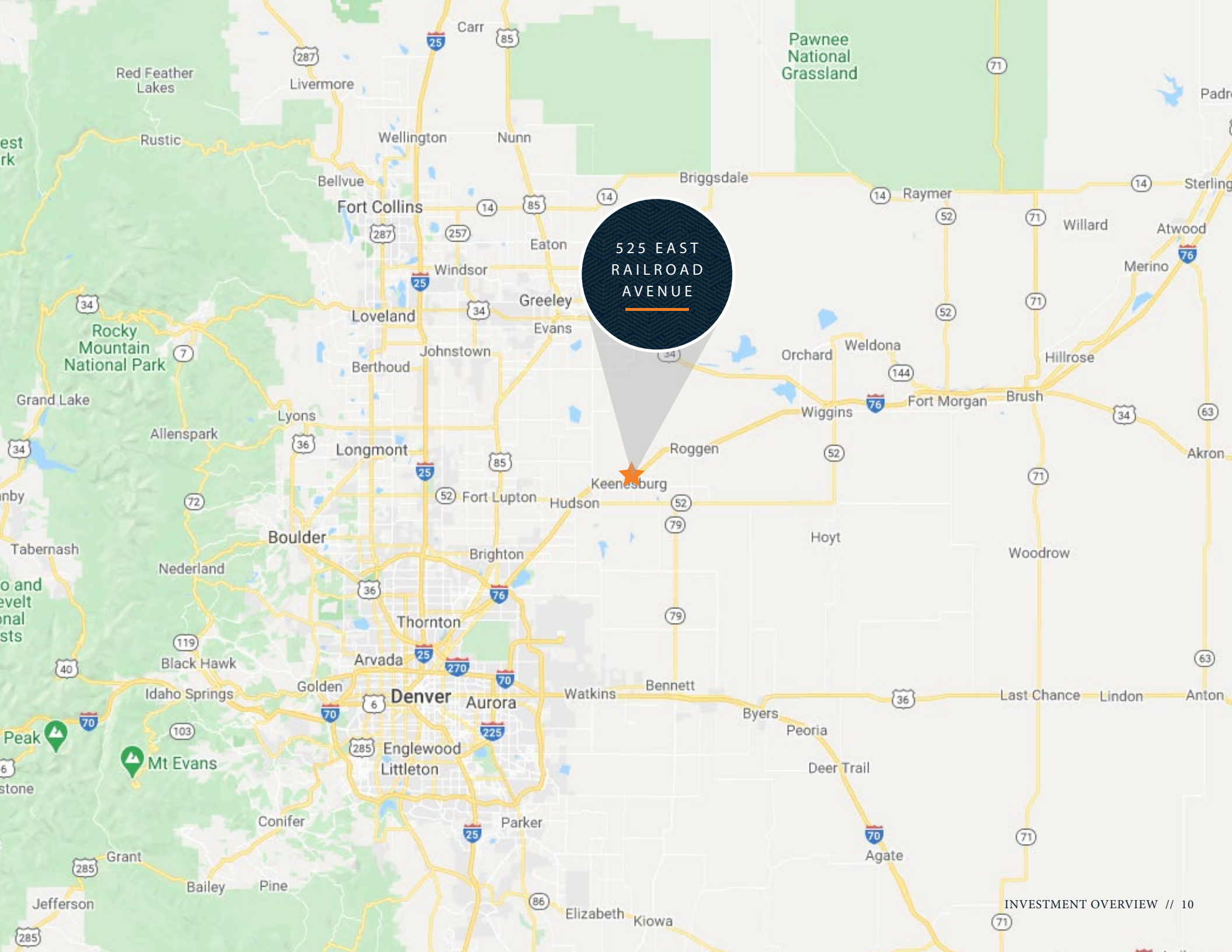
KEENESBURG, CO 80643

OFFERING PRICE

\$875,000

Offering Price	\$875,000
Price/SF	\$45.57
Total Square Feet	19,200
Tenancy	Vacant
Occupancy	0.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAC0050160)



525 EAST RAILROAD AVENUE



525 EAST
RAILROAD
AVENUE



Keenesburg, CO Post 180







CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DENVER

COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 723,600 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to receive the majority of future development, as land in these areas is relatively flat and more affordable. Denver's elevation of 5,280 feet above sea level provides it with the nickname "Mile-High City."



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



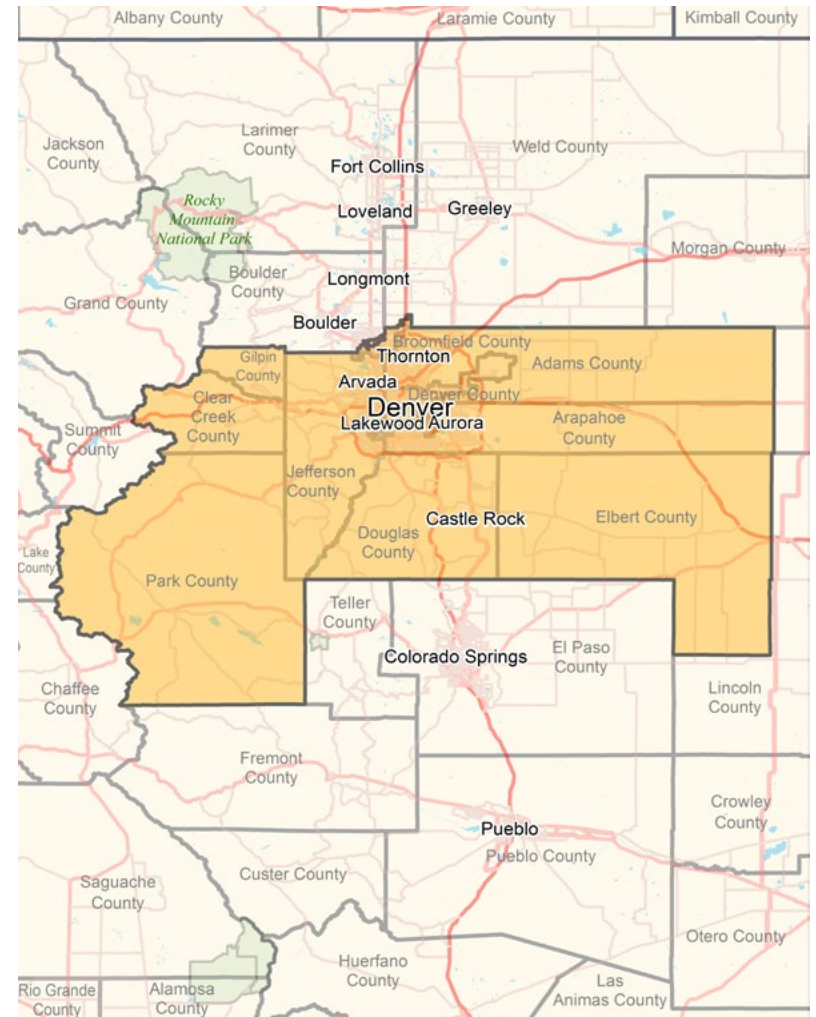
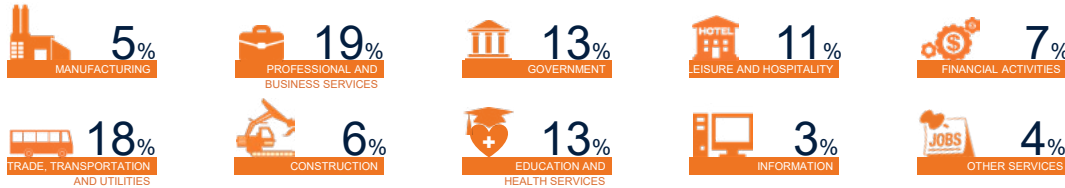
GROWING
ALTERNATIVE-ENERGY
SECTOR



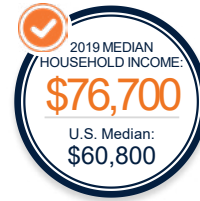
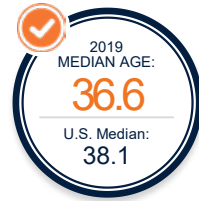
METROPLEX GROWTH

ECONOMY

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product (GMP) expected to reach 2.4 percent this year. Many of Denver's largest employers are in population-serving businesses such as retail and healthcare, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Corp., Arrow Electronics, DISH Network, DaVita, Molson Coors Brewing and Liberty Media.



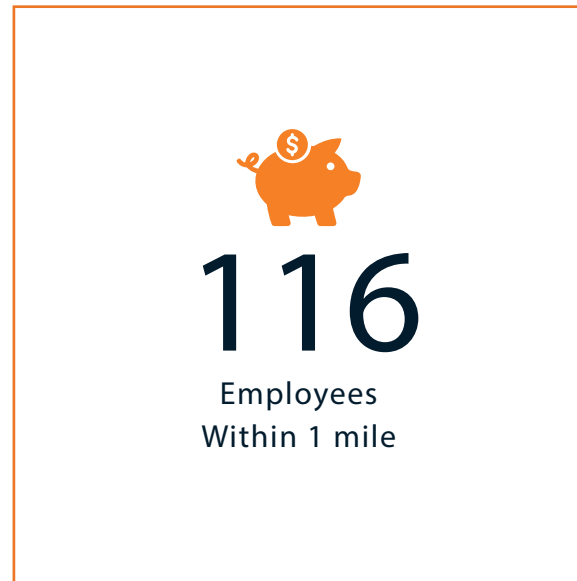
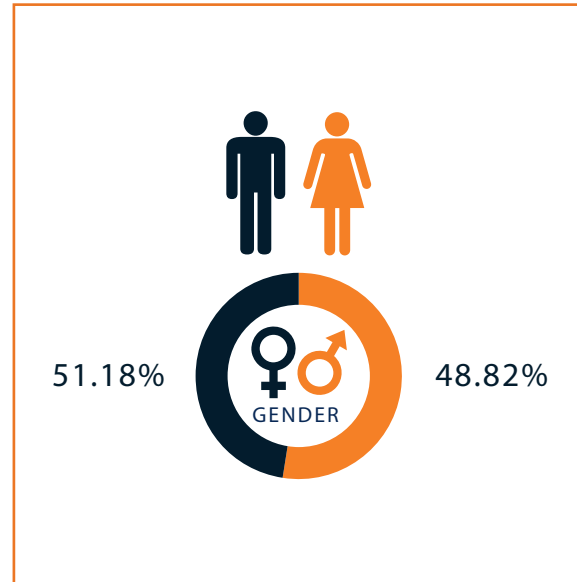
METROPLEX GROWTH



The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	1,435	2,345	3,164
■ 2020 Estimate			
Total Population	1,240	2,026	2,735
■ 2010 Census			
Total Population	879	1,440	1,948
■ 2000 Census			
Total Population	649	1,084	1,502
■ Daytime Population			
2020 Estimate	528	1,071	1,793
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	565	878	1,168
■ 2020 Estimate			
Total Households	485	753	1,002
Average (Mean) Household Size	2.73	2.72	2.72
■ 2010 Census			
Total Households	339	527	702
■ 2000 Census			
Total Households	245	386	524

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	5.82%	5.66%	5.46%
\$150,000 - \$199,000	7.73%	8.43%	9.33%
\$100,000 - \$149,000	16.29%	16.93%	17.77%
\$75,000 - \$99,999	18.74%	18.44%	18.06%
\$50,000 - \$74,999	18.65%	18.78%	18.94%
\$35,000 - \$49,999	9.74%	9.16%	8.44%
\$25,000 - \$34,999	5.82%	6.00%	6.24%
\$15,000 - \$24,999	6.91%	6.84%	6.74%
Under \$15,000	10.29%	9.74%	9.04%
Average Household Income	\$94,364	\$95,352	\$96,638
Median Household Income	\$72,734	\$74,153	\$75,839
Per Capita Income	\$36,968	\$35,464	\$35,449
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	1,240	2,026	2,735
Under 20	29.31%	28.81%	28.17%
20 to 34 Years	15.13%	15.08%	15.09%
35 to 39 Years	6.63%	6.52%	6.39%
40 to 49 Years	14.66%	14.64%	14.62%
50 to 64 Years	20.79%	21.38%	22.11%
Age 65+	13.46%	13.55%	13.65%
Median Age	39.22	39.69	40.27
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	823	1,356	1,848
Elementary (0-8)	4.11%	4.20%	4.31%
Some High School (9-11)	6.22%	6.19%	6.14%
High School Graduate (12)	40.89%	39.94%	38.76%
Some College (13-15)	27.55%	27.30%	26.99%
Associate Degree Only	7.83%	7.68%	7.51%
Bachelors Degree Only	9.68%	10.53%	11.58%
Graduate Degree	3.46%	3.93%	4.50%
■ Time Travel to Work			
Average Travel Time in Minutes	38	38	38

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BD24-6-16) (Mandatory 1-17)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: 525 East Railroad Avenue Keenesburg, CO 80643 or real estate which substantially meets the following requirements:

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the seller's agent, Buyer is a customer. When Broker is not the seller's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____

Buyer Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via email _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap

Brian C. Smith CCIM SIOR

DocuSigned by: Brian C. Smith CCIM SIOR

Broker

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Adam Zard

DocuSigned by: Adam Zard

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