

**100% LEASED INDUSTRIAL INVESTMENT****INDUSTRIAL INVESTMENT OPPORTUNITY | 100% LEASED****Sale Price: \$1,750,000 | NOI: \$128,628.30 | Cap Rate: 7.35%****TENANT: USA COMPRESSION PARTNERS | LEASE EXPIRATION: JULY 2028**

Cushman & Wakefield, Inc. is pleased to present this 100% leased industrial property in Nunn, CO. Located on 3.5 acres, the property consists of a 9,200 SF building with warehouse space, finished office, and a fully fenced yard. The 2,000 SF office has a conference room/break room, four private offices, and utility and storage room. It is fully leased to USA Compression Partners through July 2028, and is conveniently located off Highway 85 in the heart of the oil and gas activity in Northern Colorado.

**PROPERTY FEATURES**

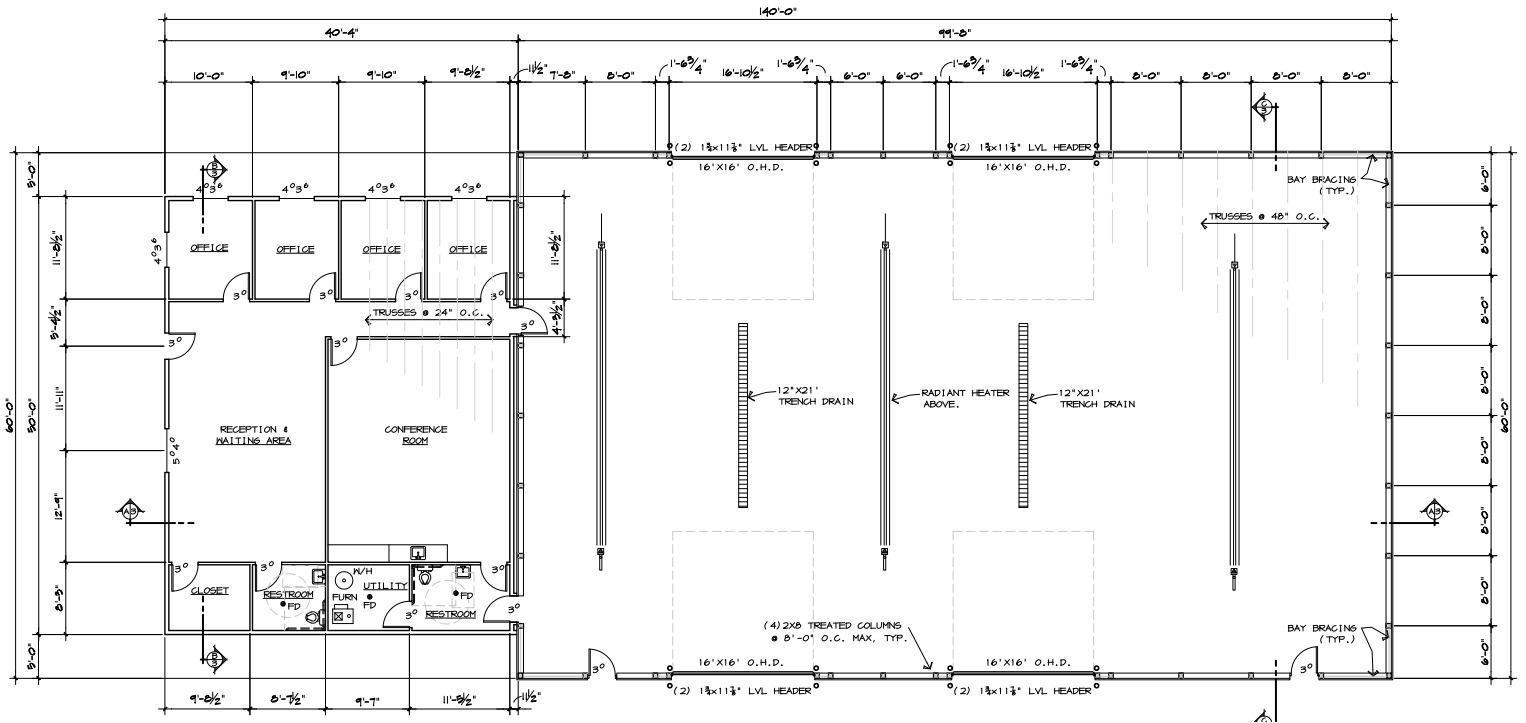
<b>Building Size</b>	9,200 SF Office: 2,000 SF
<b>Site Size</b>	3.5 Acres
<b>Year Built</b>	2015
<b>Doors</b>	(4) 16' x 16' Overhead doors
<b>Yard</b>	Fully fenced, graveled yard

**INVESTMENT DETAILS**

<b>Tenant Name</b>	USA Compression Partners
<b>Tenant Lease Rate</b>	\$16.23/SF
<b>Escalator</b>	3% (08/2025)
<b>NOI</b>	\$128,628.30
<b>2024 Taxes</b>	\$17,467.70
<b>Lease Expiration</b>	July 2028



**FLOOR PLAN**





# WELD COUNTY

## 3RD LARGEST COUNTY in Colorado

### ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: [weld.gov](http://weld.gov)

### KEY INDUSTRY CLUSTERS



### DEMOGRAPHIC HIGHLIGHTS

Weld County Region  
Source: Esri.



Total Population (2023)

**357,495**



Total Households

**124,664**



Per Capita Income

**\$39,469**



Median Age

**35.7**



Median Household Income

**\$88,463**



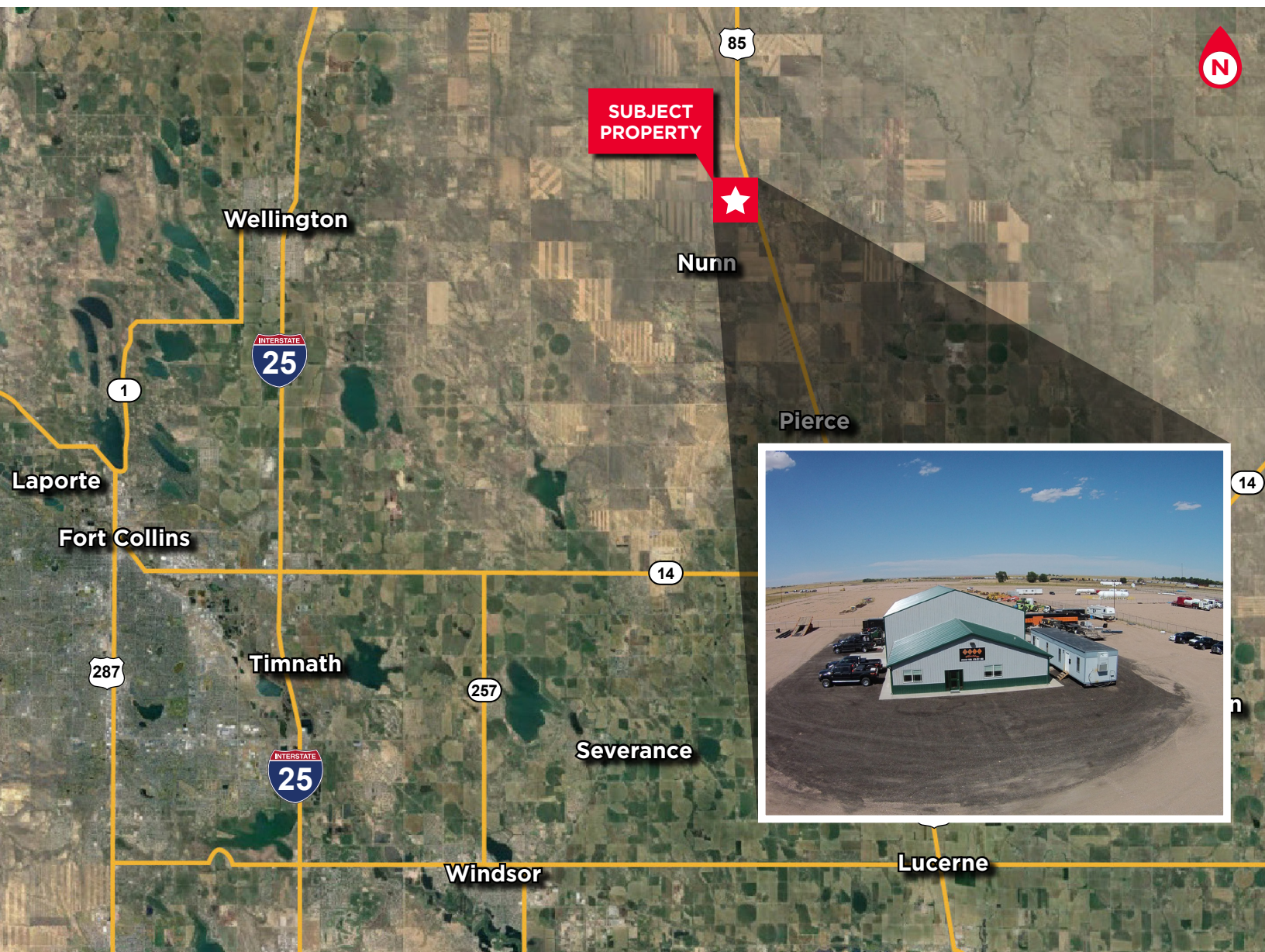
Total Square Miles

**4,017**



# 600 LONE TREE CIRCLE

NUNN, COLORADO 80648



## POPULATION

	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	473	816	1,214
2029 Projected Pop.	548	942	1,397

Source: CoStar, 2025

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 Households	190	319	461
Avg. Household Income	\$81,984	\$97,913	\$114,984

Source: CoStar, 2025

For more information, please contact:

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