



CUSHMAN &
WAKEFIELD

CR 102

Vara Industrial Park

SUBJECT
PROPERTY

CR 29 1/2

CR 29

Bellmore Farms
Industrial Park

CR 100

85



Nunn



FOR SALE

905 & 915 LONE TREE LANE

Nunn, Colorado 80648

100% LEASED | FULLY FENCED INDUSTRIAL PROPERTY

Sale Price: \$1,400,000 | Cap Rate: 6.46%

TENANT: GRAYMAR | LEASE EXPIRATION: APRIL 2027

905 & 915 Lone Tree Lane is centrally located in prime oil and gas activity between Cheyenne and Greeley. Available for sale, this property features a 7,800 SF and a fully fenced 6.7 acres. The building includes one large 14 foot overhead door, ideal for protecting equipment from the elements. Additionally, the property is equipped with water access and a septic system. GrayMar Environmental Services operates in Colorado with locations such as the Fort Collins-Nunn area, providing environmental and hazardous-waste services including cleanup, remediation, and emergency response. The company is a nationwide environmental services provider that delivers waste management, disposal, and compliance-focused solutions to help industries manage environmental risks safely and efficiently. *Please contact the listing broker for additional information*

PROPERTY HIGHLIGHTS

Sale Price: \$1,400,000

NOI: \$90,462.30

Cap Rate: 6.46%

Building Size: 7,800 SF

Site Size: 6.709 Acres

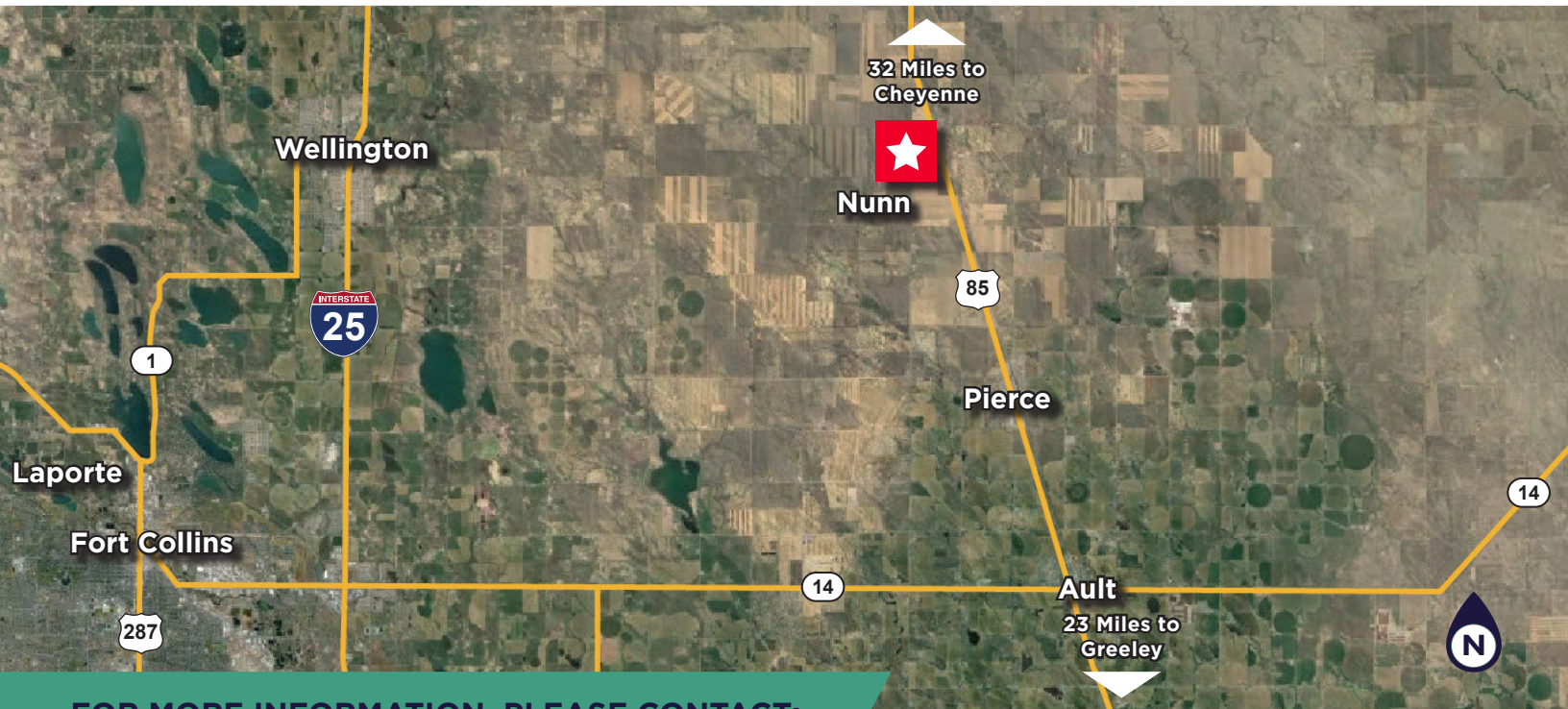
Escalator: 3%

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**Similar Quonset building shown*



FOR MORE INFORMATION, PLEASE CONTACT:

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