

1300 LONE TREE LANE

NUNN, COLORADO 80648

**TWO INDUSTRIAL CANVAS BUILDINGS FOR SALE**

Sale Price: \$1,100,000 | Cap Rate: 11.80% | NOI: \$129,854.16

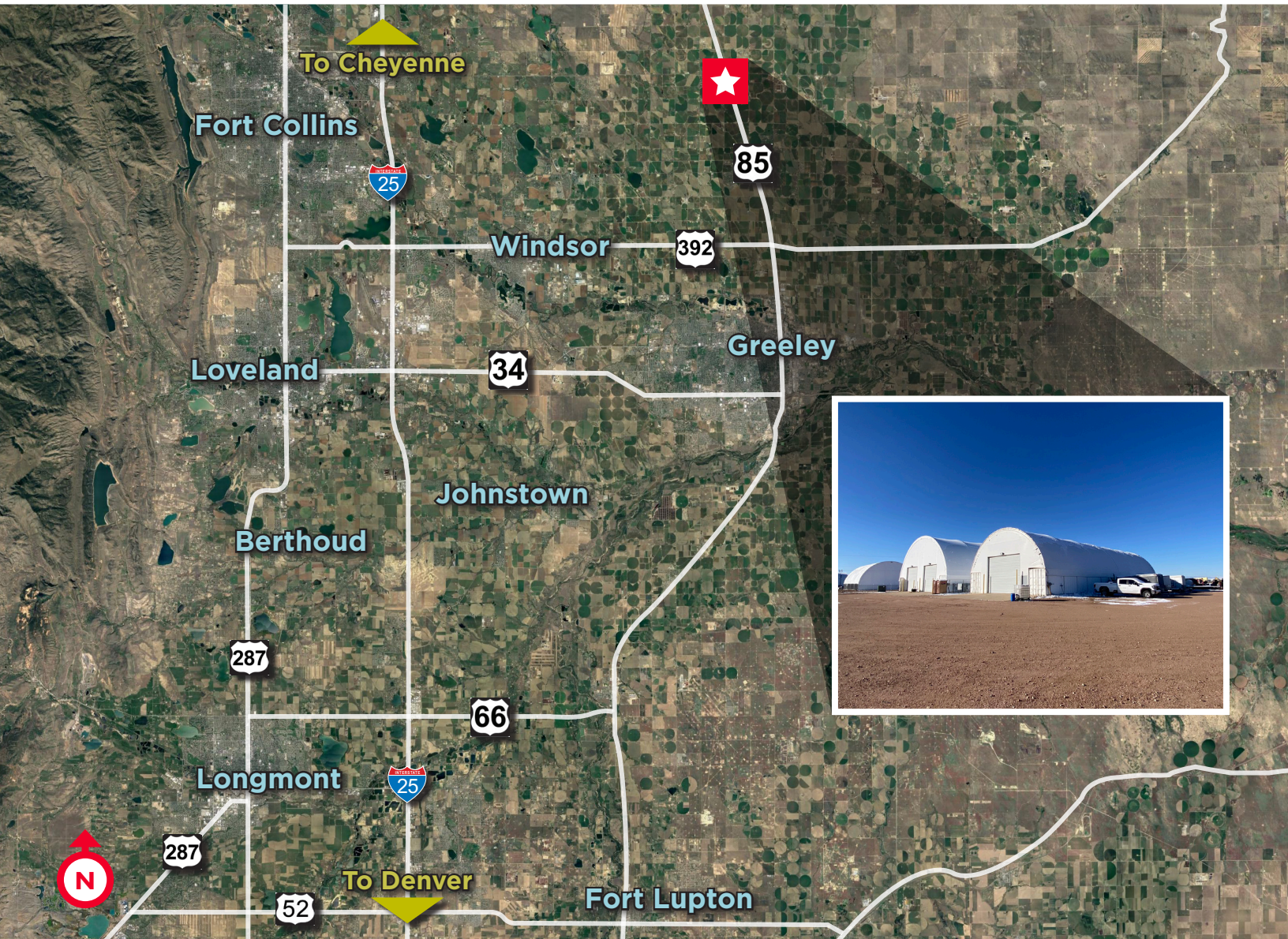
TENANT: STRAD USA | LEASE EXPIRATION: MARCH 2027

This property is located right off Highway 85 in the middle of the prime oil and gas activity in Northern Colorado. This 5.175 acre sites includes a 7,800 SF canvas building and a 5,400 SF canvas building. This property is 100% leased by Strad USA Inc. is a Denver-based company that provides support services and equipment rentals for industries such as oil and gas, mining, and construction. It is part of Strad Inc., a broader organization specializing in industrial matting and project equipment solutions used in sectors like pipeline, power transmission, and large scale infrastructure projects.

PROPERTY HIGHLIGHTS**Building Sizes:** 7,800 SF and 5,400 SF**Site Size:** 5.175 Acres**Doors:** 14' x 14' Overhead Door / Drive-Thru**Clear Height:** 18'**Yard:** 5 Ares of Outside Storage**Sale Price:** \$1,100,000**NOI:** \$129,854.16**Cap Rate:** 11.80%**Expiration:** March 2027**2025 Taxes:** \$15,604.18

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For more information, please contact:

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