

# FOR SALE/LEASE

540 Energy Park Dr, Platteville, CO 80651

**Industrial Outdoor Storage (IOS)**  
Offering Memorandum



**MATTHEWS**™

**EXCLUSIVELY LISTED BY**

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**MATTHEWS™**



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**Anadarko**  
Petroleum Corporation

**Eastern Colorado**  
WELL SERVICE

**UNITED**  
READY MIX LLC



**Platteville Gilcrest Fire Protection District**  
Integrity | Respect | Experience

Trucking Services

Liberty Oilfield Services

**Oldcastle Infrastructure**  
A CRW COMPANY

**Willow Creek**  
COMPANIES

**ROFS CANADA LTD.**  
RELIANCE OILFIELD SERVICES



± 25,000 VPD

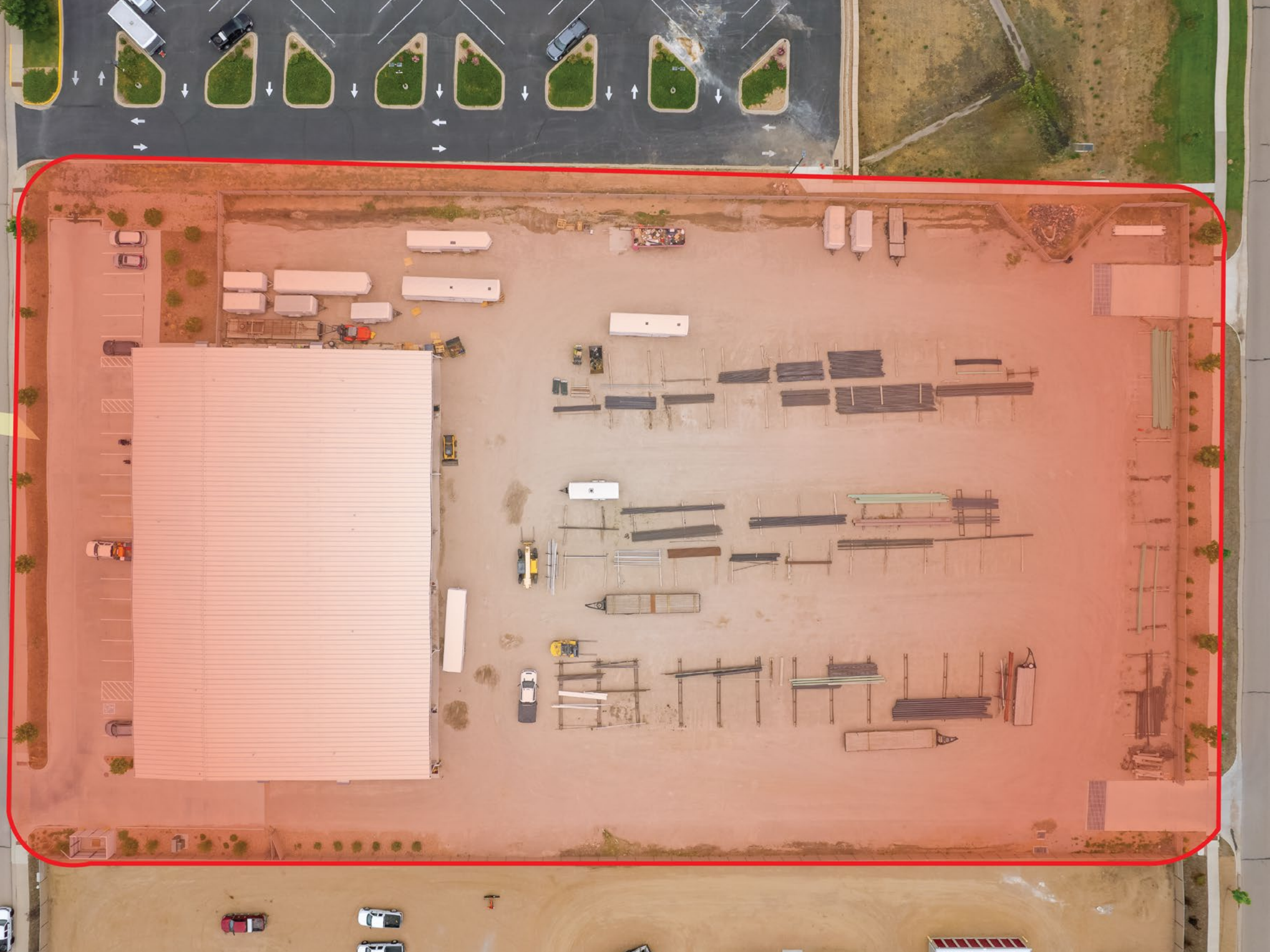
Energy Park DR

County Road RD 32.5

**SUBJECT PROPERTY**

County Rd 25.5





# INVESTMENT OVERVIEW

540 Energy Park Dr  
Platteville, CO 80651



# | Executive Summary

Matthews™ is pleased to present the opportunity to purchase or lease 540 Energy Park Drive, a high-quality single-tenant industrial outdoor storage asset located in Platteville, CO. The property consists of a ±19,500 SF building situated on 3.34 acres, offering a low coverage ratio of 13.4% and significant usable yard area.

The building includes approximately 15,000 square feet of warehouse space and 4,500 square feet of office, providing an efficient 77% warehouse to 23% office configuration. The facility is well-equipped with 3 oversized grade-level doors (12' x 14'), clear heights ranging from 16 to 20 feet, 850 amps, 240—480 volts, 3-phase power (to be verified by an electrician), a wet sprinkler system, and a rear canopy providing an additional ~2,000 square feet of covered outdoor storage. The site is fully leveled, fenced, and secured, with 3 access points allowing for easy flow and security.

The property was developed as a build-to-suit for DistributionNOW (NYSE: DNOW), a publicly traded company who is a global supplier of energy and industrial products. The tenant is currently paying \$17.68/SF NNN with a lease expiration of December 31, 2026, and no renewal options. This presents a compelling opportunity for an owner-user to benefit from strong in-place cash flow through the remaining term, while positioning for occupancy beginning January 1, 2027. Investors also have the ability to pursue a lease extension or secure a new tenant during this period.

Strategically located just off Highway 85, the property provides strong regional connectivity, with access to Denver, Greeley, Fort Collins, and Cheyenne all within approximately 75 minutes.

- **High-Quality IOS Asset** — ±19,500 SF on ±3.34 acres (13.4% coverage), providing ample yard space
- **Efficient Layout** — ±15,000 SF warehouse (77%) and ±4,500 SF office (23%)
- **Strong Specs** — 3 oversized grade-level doors, 16'—20' clear heights, 850a/240-480v/3p power (TBV), wet sprinkler system
- **Covered Storage** — ±2,000 SF rear canopy
- **Secure Site** — Fenced, gated yard with 3 access points
- **Credit Tenant** — Leased to DistributionNOW (NYSE: DNOW)
- **Strong In-Place Income** — \$28,721.88 monthly net income through 12/31/2026
- **Upside Potential** — No renewal options; mark-to-market or owner-user play
- **Strategic Location** — Direct access to Hwy-85 with strong regional connectivity
- **Occupancy Available** — 1/1/2027 for an owner-user or tenant

# Investment Highlights

**\$4,923,000**

LIST PRICE

**\$252.46**

PPSF

**\$33.84**

LAND PPSF

**7.00%**

CAP RATE

**CONTACT BROKER**

LEASE RATE

## PROPERTY DETAILS

Address	540 Energy Park Dr, Platteville CO 80651
County	Weld County
Market	Denver
Submarket	Weld County
Ownership	Fee Simple
APN	R8960684
Property Taxes (2025)	\$76,891
Property Size	±19,500 SF
Lot Size	±3.34 AC
Year Built	2019
Construction	Metal
Zoning	Industrial
Roof	2019
Tenancy	Single

## LEASE DETAILS

Tenant	DistributionNOW (NYSE: DNOW)
Occupancy	100%
Rent/SF	\$17.68
Monthly Rent	\$28,721.88
Annual Rent	\$344,662.56
Lease	NNN
Expiration Date	12/31/2026
Options	None

# Debt Quote Matrix

## DEBT QUOTE - SBA 7(A) *\*Subject to Borrower*

Project Cost (Estimates)	Total	Out of Pocket
<b>Property Costs</b>	<b>\$4,923,000</b>	<b>\$0</b>
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
SBA Guarantee Fee	\$138,000	\$0
3rd Party Costs	\$15,500	\$0
Total Project Cost	\$5,076,500	\$0
<b>Loan Details</b>		
		None
SBA 7(a) Loan Amount	\$5,000,000	None
Live Oak Bank Conventional Loan Amount	\$76,500	Full
Loan Rate (quarterly floating rate)	5.75%	65.00%
Loan Term (years)	25	1.30x
Combined Monthly Payment	\$31,937	

### FINANCING CONTACT

Christian G. Felix  
LiveOak Bank  
christian.felix@liveoak.bank  
720-317-7040

## DEBT QUOTE - CONVENTIONAL FINANCING

*\*Subject to Borrower*

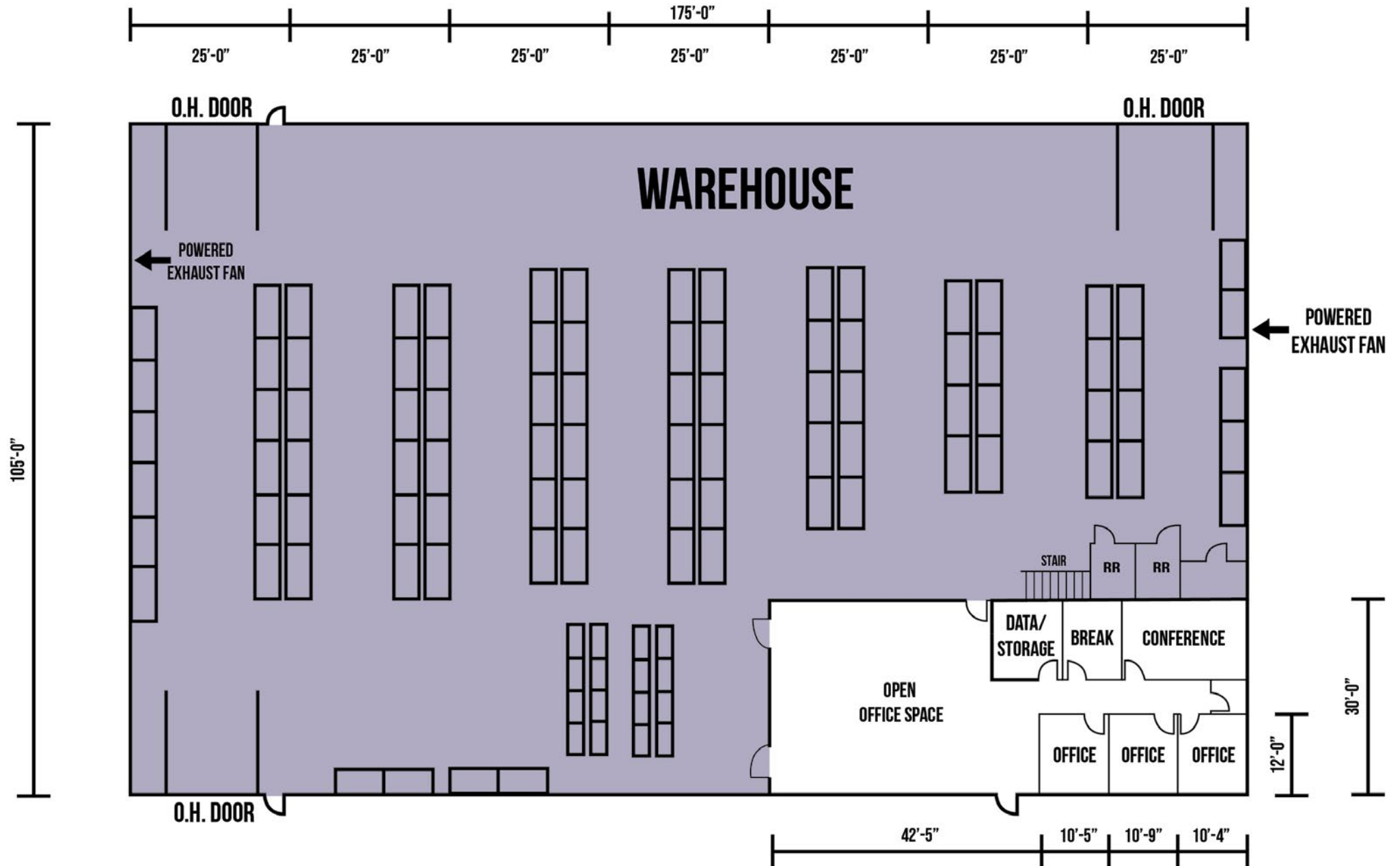
Lender	Bank or Credit Union
Purchase Price	\$4,923,000
Loan-To-Value	65%
Loan Amount	\$3,199,950
Term	Coterminous with Lease
Amortization	25-Year
Rate	6.25-6.50%
Prepay	Minimal Prepay Available
Recourse	Full

### FINANCING CONTACT

COREY RUSSELL  
Associate Vice President  
corey.russell@matthews.com  
(817) 932-4333



# Floor Plan







# Tenant Overview

Year Founded  
**1862**

Headquarters  
**Houston, Texas**

Ownership Status  
**NYSE: DNOW**

Employees  
**4,000+**

Locations  
**300**

Credit Rating  
**BBB: S&P**

Annual Revenue  
**\$2.5B**



Run Stronger.

- DistributionNOW (NYSE: DNOW) is a publicly traded, Houston-based global supplier of energy and industrial products, services, and engineered equipment. With a legacy spanning over 160 years, DNOW operates a broad distribution network serving upstream, midstream, downstream, and industrial markets.
- The company provides pipe, valves, fittings, and maintenance supplies, along with integrated supply chain solutions, procurement services, and digital inventory management tools that help customers improve efficiency and reduce costs.
- DNOW has 250+ locations in 20+ countries and supports a diverse customer base across energy, utilities, manufacturing, and infrastructure sectors, positioning it as a key player in the global industrial supply chain. <https://www.dnow.com/>



**Greeley**  
±17 Miles Away

**POWELL  
WELDING**

**ThreadX Machine LLC**

**Union Pacific**  
Greeley Subdivision

**WELD LP GAS  
COMPANY**

**Redi**

**85**

± 25,000 VPD

**TFP NUTRITION**  
A FAMILY-OWNED BUSINESS SINCE 1930

Country Rd 34

**Platteville Self Storage**

**AXIS**  
ENERGY SERVICES

**Subject Property**

Energy Park Dr

Country Rd 255

**OXY**





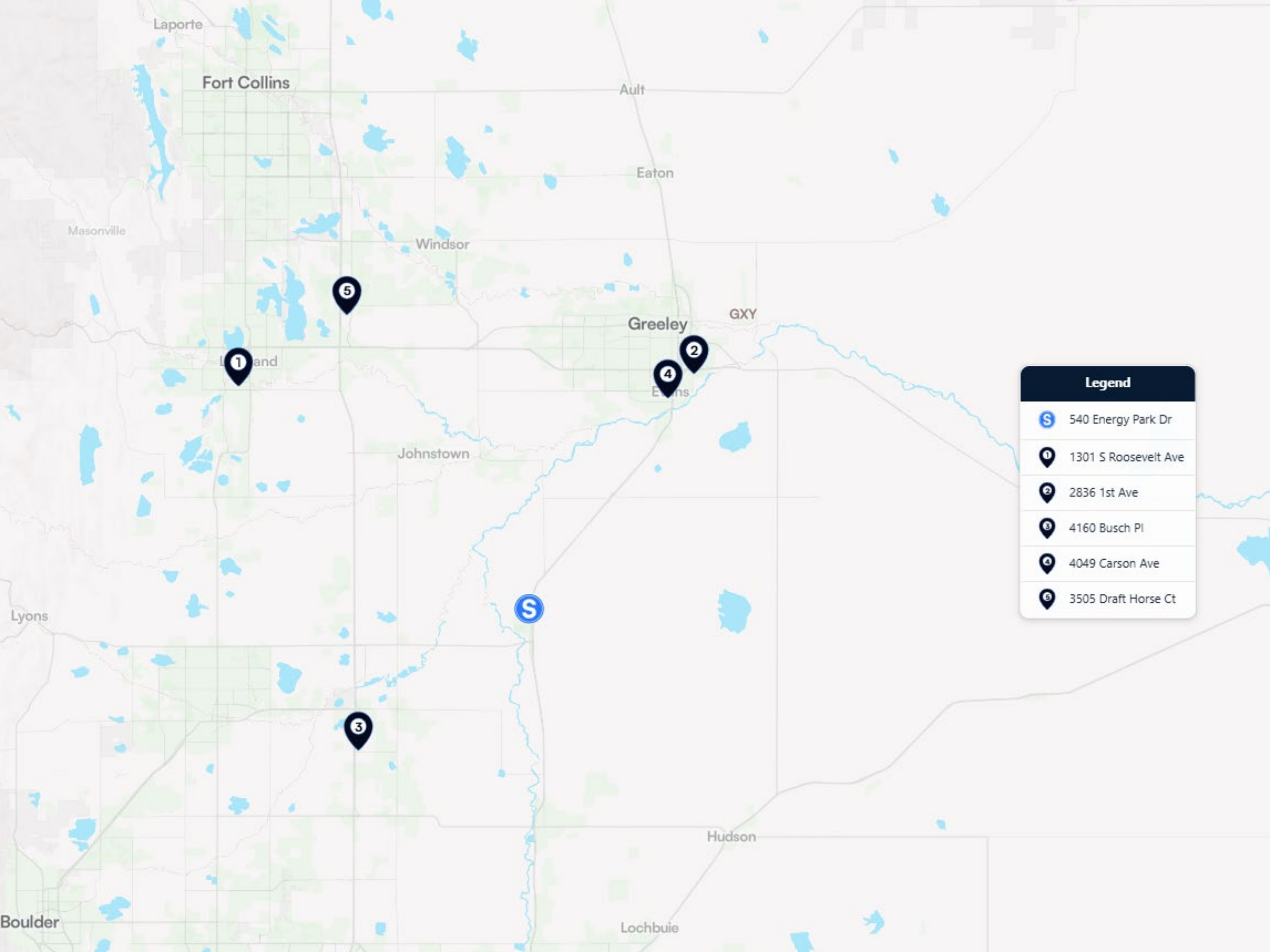
# SALES COMPARABLES

540 Energy Park Dr  
Platteville, CO 80651



# Sales Comparables

	Property Address	Year Built	Building SF (± SF)	Land Area AC	Coverage Ratio	Sale Price	Price Per SF	Price Per SF Land	Sale Date
S	*540 Energy Park Dr, Platteville, CO	2019	19,500	3.34	13.4%	-	-	-	-
1	1301 S Roosevelt Ave, Loveland, CO	2019	24,000	4.24	13.0%	\$7,000,000	\$291.67	\$37.90	3/9/2026
2	2836 1st Ave, Greeley, CO	2018	26,154	7.00	8.6%	\$7,850,000	\$300.15	\$25.74	2/26/2026
3	4160 Busch Pl, Frederick, CO	2023	28,030	5.04	12.8%	\$11,425,000	\$407.60	\$52.04	7/18/2025
4	4049 Carson Ave, Evans, CO	2009	15,000	3.73	9.2%	\$3,500,000	\$233.33	\$21.52	5/7/2025
5	3505 Draft Horse Ct, Loveland, CO	2023	20,500	2.47	19.1%	\$5,200,000	\$253.66	\$48.33	4/21/2025
	<b>AVERAGES</b>	<b>2018</b>	<b>22,737</b>	<b>4.50</b>	<b>12.5%</b>	<b>\$6,995,000</b>	<b>\$297.28</b>	<b>\$37.11</b>	<b>-</b>



Laporte

Fort Collins

Ault

Eaton

Masonville

Windsor

Greeley

GXY

1

and

5

4

2

Evans

Johnstown

S

### Legend

- S 540 Energy Park Dr
- 1 1301 S Roosevelt Ave
- 2 2836 1st Ave
- 3 4160 Busch Pl
- 4 4049 Carson Ave
- 5 3505 Draft Horse Ct

Lyons

Hudson

Boulder

Lochbuie

# MARKET OVERVIEW

540 Energy Park Dr  
Platteville, CO 80651



# Platteville, CO



## Local Market Overview

Platteville, Colorado is positioned within Weld County, one of the fastest-growing counties in the state, benefiting from strong population expansion and sustained economic momentum driven by energy, logistics, and industrial sectors. The region has experienced steady in-migration due to its relative affordability compared to nearby Denver and Boulder, while still maintaining access to major employment centers along the Front Range. Household incomes in the area continue to trend upward, supported by a mix of skilled labor, energy sector wages, and industrial employment opportunities.

The surrounding Northern Colorado corridor offers a strategic blend of rural accessibility and urban connectivity, making it attractive for industrial users requiring land availability and transportation efficiency. Platteville’s proximity to major highways, including U.S. Route 85 and Interstate 25, enhances distribution capabilities across Denver, Fort Collins, and Greeley. The area’s business-friendly environment, combined with ongoing infrastructure investment and access to a growing workforce, positions Platteville as a compelling location for industrial development and long-term occupancy demand.

## Property Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Population	3,391	5,139	60,672
2025 Population	2,927	4,624	68,933
2030 Population Projection	3,065	4,885	76,053
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Households	1,161	1,755	20,505
2025 Households	1,009	1,590	23,363
2030 Household Projection	1,061	1,687	25,843
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$106,510	\$107,134	\$129,170

# #1

BEST PLACES FOR BUSINESS  
AND CAREER -FORBES

# ±3M

10-COUNTY METRO  
POPULATION

# 2.4%

PROJECTED JOB  
GROWTH -FORBES

# 18<sup>TH</sup>

BEST PLACE TO LIVE  
-US NEWS & WORLD  
REPORT



## ECONOMY

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software.

Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.

## DENVER INDUSTRIAL MARKET

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

# | Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **540 Energy Park Dr, Platteville, CO 80651** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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