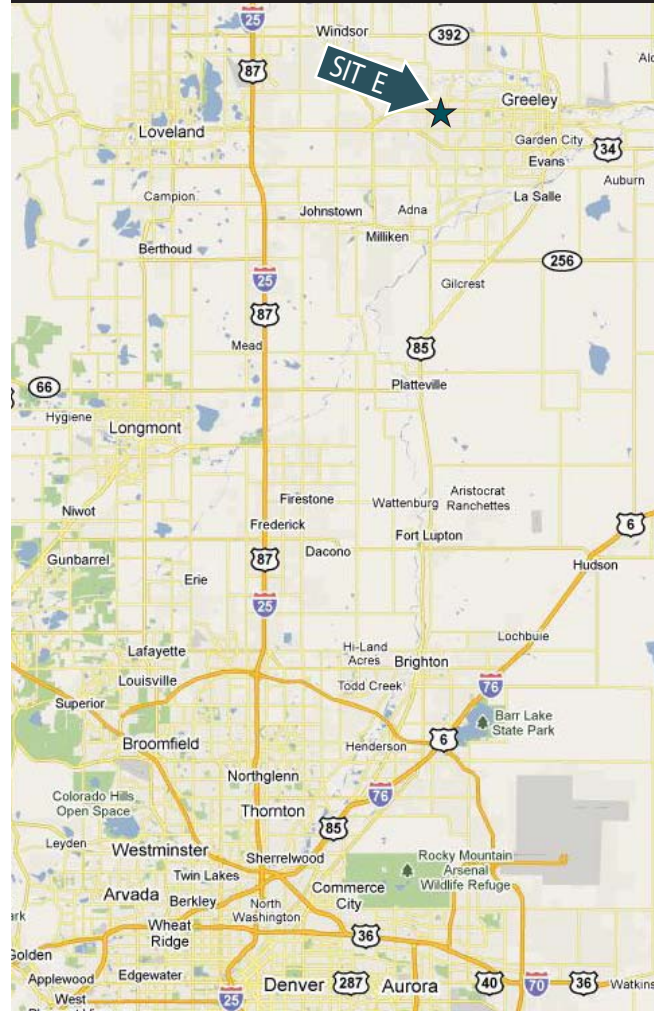


Boomerang Corporate Center

712 71st Avenue | Greeley, Colorado



Location

The business park is located ten miles east of I-25 and only 30 minutes from Fort Collins, Loveland, and Longmont. Due to its affordability, Greeley is the most rapidly growing residential market in Northern Colorado. The increase in population makes Greeley and Weld County ideal for recruiting employees.



Boomerang Corporate Center

712 71st Avenue | Greeley, Colorado

The Boomerang Corporate Center is located 10 miles east of I-25 in Greeley and only 30 minutes from Fort Collins, Loveland and Longmont. Formerly a Hewlett Packard Facility, the property has the potential to function well as a single or multi-tenant building. The property is ideally suited for office, research and development, light manufacturing, or a corporate campus.



- Open flexible floor plan
- Beautiful corporate setting
- Options for expansion
- Total available site size of up to approximately 167 acres
- Education institutions in close proximity
- Abundant parking (6 per 1,000 SF & more available)
- Conference center & cafeteria
- Redundant electrical & cooling systems
- King Soopers & retail across 10th Street & adjacent to site

Available:	25,000 SF - 271,821 SF
Land:	27.54 Acres
Zoned:	I-1, Light Industrial
Built:	1982 - Updated continually Cafeteria 1999
Sale Price:	\$8,154,630 (\$30.00/SF)
Lease Rate:	Negotiable

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Boomerang Corporate Center

Building Features

Main Building/Shipping:	246,603 SF
Cafeteria/Conference:	25,218 SF
Total:	271,821 SF

Facility

Security System:	Honeywell Excel Security Manager with Westinghouse Card Access System
Fire Alarm System:	Newly updated Simplex addressable system
Closed Circuit TV:	CCTV System Pelco 9500 with 64 cameras & multiplexers
Parking:	1,680 spaces (6/1,000 SF & more possible)
Access:	Easy access to Business Hwy 34 & 71st Ave
Electrical:	Five megawatt 12.4 KV primary service (equivalent to approximately 6,000 amp, 480 volt, 3 phase)
Fire Sprinkler:	Automatic fire sprinkler system equipped with diesel fire pump and 170,000 gallon back-up reservoir

Main Building

Size:	240,008 SF
Ceiling Height:	16 feet to acoustical ceiling grid on the 1st floor; 12 feet to acoustical ceiling grid on the 2nd floor
Restrooms:	Four restrooms on each floor; two shower rooms on 1st floor
Elevators:	Hydraulic, two per floor
Cooling:	One newer Trane 650 ton high efficiency chiller & one Trane 800 ton chiller (includes redundant backup)
VAV:	VAV air distribution with direct digital controls (DDC); capacity is 204 SF per ton
Processed Cooling:	150 ton 70 degree cooling water system accessible throughout the building
Electrical:	15 watts per SF
Constructed:	1982, continuously remodeled
Emergency Power:	250 KVA diesel powered generator & 125 KVA UPS at 480 volts
Heating:	2 Cleaver Brooks gas boilers supply space heating (1 - 100 hp & 1 - 200 hp); 2 domestic hot water boilers (1,000,000 BTU per hour each)



Shipping and Receiving

Size:	6,535 SF
Loading Docks:	7 dock high with dock locks & levelers 3 drive-in doors

Cafeteria/Conference Center

Size:	25,218 SF
Seats:	360 occupants
Size:	25,218 SF
Seats:	360 occupants
Features:	Full-service kitchen
Conference Facilities:	Multiple conference rooms with multi-media capabilities
Other:	Credit Union Facility & Visitor Reception Center
Completed:	1999
Loading:	One drive-in door

Building Infrastructure

Fiber:	Multi-mode fiber distribution from main distribution frame (MDF) (main TeleCom or D-Mark) to five intermediate distribution frames
Copper:	Distribution from MDF to all IDF locations included Category 5 cable with redundancy
3 Cell Floor:	Second floor has Enrico 3 cell floor duct system on 4' centers for ease of data and phone cabling



Telecommunications

Fiber:	Primary fiber to Greeley main facility by Qwest Secondary fiber to Greeley junction facility (provides redundancy) FLM 150 Sonet for primary/secondary self healing or alternate routing 24 fibers to building and 10 are active
DS-3:	Site equipped with two DS-3; capable of 84 T-1's, flexible configuration could include combination of 28 DS-2 or a combination of DS-2 and T-1
Copper:	600 pair copper for uses as needed to Greeley main facility; single point (not redundant)
Conduits:	Five spare 5" conduits in concrete encased duct bank to service provider systems

Utilities

Gas:	Provided by Atmos Energy or others
Water & Sewer:	Provided by City of Greeley. Site has efficient monitoring station available
Electric:	Provided by Xcel Energy

Site Information

Incentives:	State and local economic incentives available. Located in Enterprise Zone
Education:	Home to two universities, University of Northern Colorado and Aims Community College
Wage Rates:	Average all sectors \$29,380/year
Cost of Living:	Greeley 101.7%

SITE DATA

RESIDENTIAL	QTY	COMMERCIAL	
Single Family	101	Major Anchor	196,950 SF
Town Homes	82	Minor Anchor	89,800 SF
Patio Homes	104	Ancillary Retail	97,080 SF
Total	287	Total	383,830 SF