



Colorado Springs  
Commercial

32920

**WALT BASSETT AVE**

**PUEBLO, CO 81001**



CONFIDENTIAL OFFERING MEMORANDUM

# DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the **32920 WALT BASSETT AVE.** (“the Property”).

This Offering Memorandum was prepared by Cushman & Wakefield | Colorado Springs Commercial (“Cushman & Wakefield”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.



# 32920 WALT BASSETT AVE

PUEBLO, CO 81001

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# EXECUTIVE SUMMARY

## TENANCY

The property is fully leased to United Site Services, a leading national provider of portable sanitation and temporary site services. The existing lease provides meaningful remaining term, offering income visibility aligned with essential, non-discretionary demand across construction, infrastructure, events, municipal, and emergency response end markets.

## INVESTMENT HIGHLIGHTS

**Functional Service-Industrial Site:** Fully fenced  $\pm 1.95$  AC yard; multiple drive-ins; efficient circulation for fleet and equipment. (2) steel buildings, (1) concrete building, and (1) open-sided steel structure supporting dispatch, storage, and light maintenance.

**Stability of Cash Flow:** Long remaining lease term with no near-term rollover pressure.

**National Operator:** United Site Services' scale and mission-critical services underpin durable occupancy needs.

**Low-Touch Industrial Hold:** Straightforward building systems and yard utility minimize operational complexity.

## INVESTMENT TAKEAWAY

For a fully leased, service-industrial asset, Pueblo offers stable fundamentals—functional real estate, tenant-friendly operating costs, and limited replacement options—supporting long-term occupancy and income durability.



SALE PRICE  
**\$1,970,891**



CAP RATE  
**6.75%**



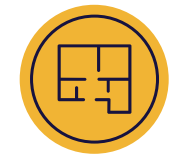
YEAR 1 NOI  
**\$133,035.14**



LEASED  
**100%**



SITE ACRES  
**1.95 AC**



SQUARE FEET  
**14,946 SF**



YEAR BUILT  
**1980**



ZONING  
**I-3**  
Heavy Industrial





# PROPERTY FEATURES

## PROPERTY OVERVIEW

Positioned on  $\pm 1.95$  acres, the site features a secure, fully fenced yard with excellent vehicular circulation and multiple drive-in doors supporting fleet and equipment movement. Improvements include two steel buildings, one concrete building, and one open-sided steel structure, delivering practical coverage for dispatch, storage, light maintenance, and materials staging. Simple, durable construction and abundant yard functionality make this a hard-to-replicate service-industrial asset designed for day-to-day operations.



**TOTAL LOADING  
(6) DRIVE-IN  
LOADING DOORS**



**TOTAL LOADING  
220V 3-PHASE**

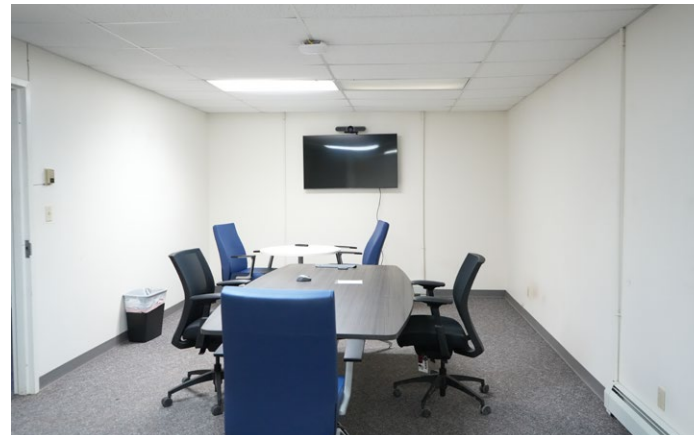


**CLEAR HEIGHT  
16-24'**



**PARCEL #  
03-300-23-001**









## INFO

### HEADQUARTERS:

Westborough, Massachusetts

### INDUSTRY: Temporary site services

(portable sanitation, hygiene, restroom & shower trailers, temporary fencing, roll-off dumpsters, holding tanks, temporary power)

### U.S. FOOTPRINT:

Nationwide service platform with coast-to-coast coverage

## KEY HIGHLIGHTS

|              |  |
|--------------|--|
| Tenant Size  | <b>14,946 SF</b>                                   |
| Commencement | <b>Oct. 2021</b>                                   |
| Lease End    | <b>Sep. 2031</b>                                   |
| Options      | <b>(2) Two options to renew for (5) five years</b> |

# TENANT PROFILE

## UNITED SITE SERVICES

United Site Services is the leading national provider of temporary site services, keeping job sites and major events safe, compliant, and operational. Through a single-source model that bundles portable restrooms, hand-hygiene stations, restroom and shower trailers, temporary fencing, roll-off waste solutions, holding tanks, and temporary power, the company reduces coordination risk for contractors and public-sector operators while delivering consistent service across markets. The tenant's operations are a strong match for this property's secure yard, multiple drive-ins, and durable, low-complexity improvements—features that support daily fleet dispatch, equipment turnaround, and reliable service for customers throughout Southern Colorado.

- Mission-critical provider supporting essential, non-discretionary end markets (construction, infrastructure, public sector, emergency response)
- One-stop solution simplifies vendor coordination across restrooms, hygiene, trailers, fencing, roll-offs, tanks, and temporary power
- National scale and standardized service model support multi-market customers and large projects
- Strong alignment with yard-intensive, fleet-oriented facilities like the property



# TENANT RENTS & NET OPERATING INCOME

## LEASE TABLE

| Primary Term of Lease | Monthly Rate | Annual Rate  |
|-----------------------|--------------|--------------|
| 2022                  | \$9,850.00   | \$118,200.00 |
| 2023                  | \$10,145.50  | \$121,746.00 |
| 2024                  | \$10,449.87  | \$125,398.38 |
| 2025                  | \$10,763.36  | \$129,160.33 |
| 2026                  | \$11,086.26  | \$133,035.14 |
| 2027                  | \$11,418.85  | \$137,026.20 |
| 2028                  | \$11,761.42  | \$141,136.98 |
| 2029                  | \$12,114.26  | \$145,371.09 |
| 2030                  | \$12,477.69  | \$149,732.22 |
| 2031                  | \$12,852.02  | \$154,224.19 |

## LEASE RATE

| SF     | Price/SF |
|--------|----------|
| 14,946 | \$7.91   |
| 14,946 | \$8.15   |
| 14,946 | \$8.39   |
| 14,946 | \$8.64   |
| 14,946 | \$8.90   |
| 14,946 | \$9.17   |
| 14,946 | \$9.44   |
| 14,946 | \$9.73   |
| 14,946 | \$10.02  |
| 14,946 | \$10.32  |

## NET OPERATING INCOME

**\$133,035**

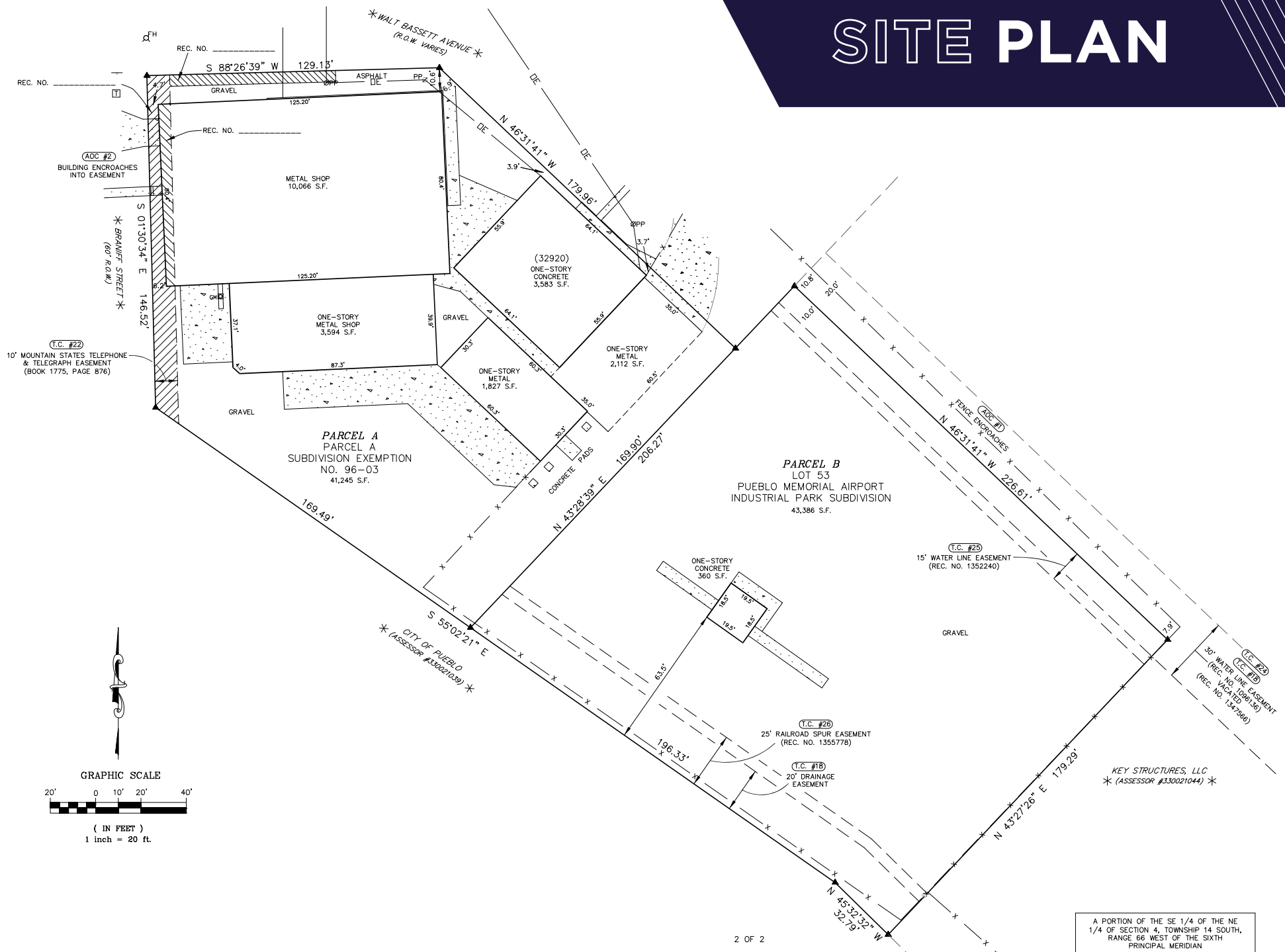


ESCALATIONS  
**3% ANNUALLY**



RENEWAL TERMS  
**(2) TWO OPTIONS TO RENEW FOR (5) FIVE YEARS**

# SITE PLAN





# TAX INCENTIVES



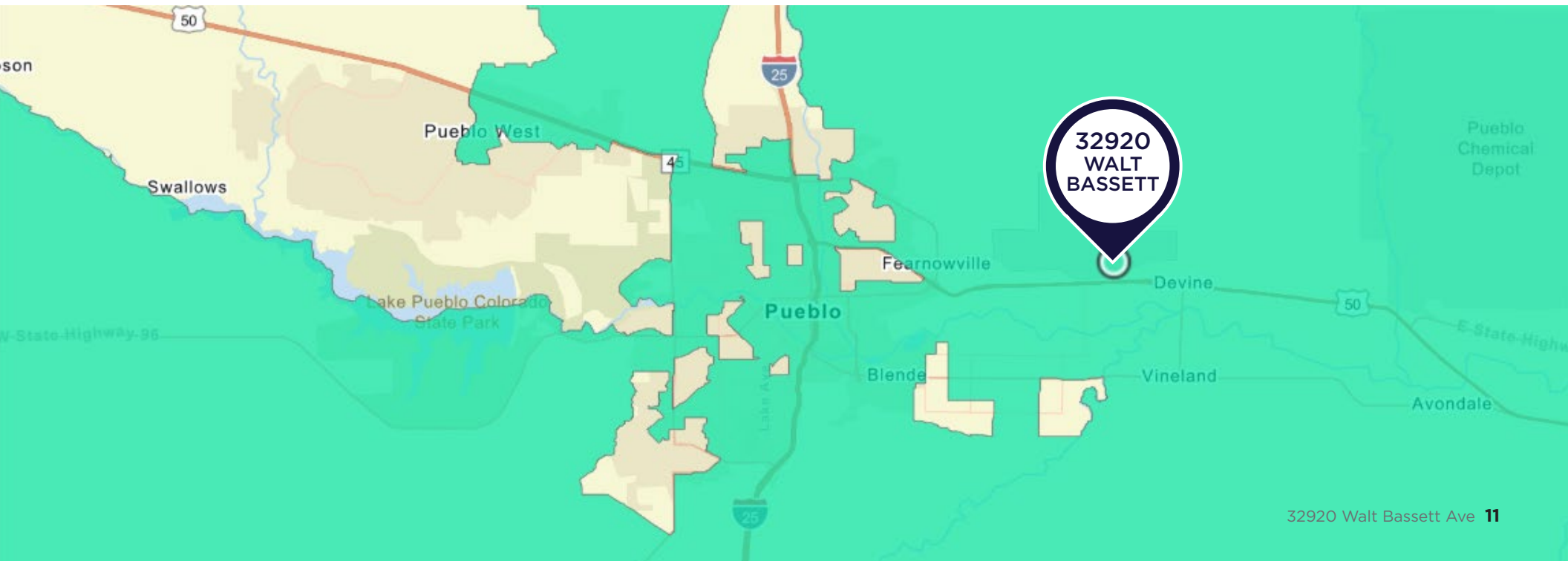
## ENTERPRISE ZONE

The Colorado Enterprise Zone (EZ) encourages a business-friendly environment in economically distressed areas by offering state income tax credits. This program, incentivizes businesses to locate and develop their organizations to assist with the needs of these communities by offering a number of tax breaks, tax credits, and other financial incentives.



## PUEBLO ECONOMIC DEVELOPMENT CORPORATION (PEDCO)

PEDCO supports property performance even on fully leased, income-producing assets by strengthening tenant retention and expansion. PEDCO is a single point of contact that helps employers access cash incentives (funded by Pueblo's long-standing half-cent sales-tax program and negotiated by PEDCO, with final approval by City Council) to offset eligible capital improvements, infrastructure, equipment, and team growth—relieving tenant cost pressure and improving lease durability. PEDCO also connects companies to Skill Advance Colorado job-training grants that reimburse customized workforce training for new and existing employees, and it advises on Colorado Enterprise Zone benefits—such as the 3% Investment Tax Credit on qualifying business personal property and the Vacant Commercial Building Rehabilitation Credit (25% of rehab costs, up to \$50,000)—which can aid tenant buildouts and reduce future downtime if turnover occurs. Together, these programs help stabilize cash flow and support long-term asset value.



# MARKET & COMMUNITY SNAPSHOT

## PUEBLO, CO — SOUTHERN COLORADO’S INDUSTRIAL HUB

Serving as the regional center for Southern Colorado, Pueblo sits at the junction of I-25 and US-50 with convenient reach to Colorado Springs and the greater Front Range. The market pairs pro-business operating costs with a deep, skilled blue-collar workforce and a long manufacturing legacy. Industrial users leverage multiple transportation options—including interstate access, proximity to rail-served parks, and operations around Pueblo Memorial Airport—for efficient distribution, fleet dispatch, and service coverage across the region.

## DURABLE INDUSTRIAL DEMAND AT ACCESSIBLE COSTS

Pueblo continues to attract and retain service-industrial and light-manufacturing tenants seeking functional buildings with secure yard,

outdoor storage, and drive-in access—features that are increasingly scarce and costly to replicate along the Front Range. Lower occupancy costs versus larger metros support tenant longevity, while the area’s mix of construction, utilities, logistics, public sector, healthcare, and defense-adjacent activity provides steady, non-discretionary demand drivers.

## REGIONAL DRAW & QUALITY OF LIFE

Pueblo’s Riverwalk district, Arkansas River amenities, nearby state parks, and regional attractions such as the Royal Gorge reinforce the city’s role as a draw for visitors and a convenient service base for Southern Colorado communities. Institutions like Colorado State University Pueblo and local trade programs help sustain a reliable labor pipeline for industrial employers.



# MARKET DEMOGRAPHICS



## 2024 HOUSEHOLDS

| 1 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 435    | 5,977   | 45,026   |



## 2024 POPULATION

| 1 MILE | 5 MILES | 10 MILES |
|--------|---------|----------|
| 1,201  | 16,093  | 109,905  |



## AVERAGE HOUSEHOLD INCOME





| 1 MILE   | 5 MILES  | 10 MILES |
|----------|----------|----------|
| \$50,731 | \$67,951 | \$63,322 |



# AREA MAP



## DRIVE TIMES

-  12 Min. | I-25
-  48 Min. | Downtown Colorado Springs
-  102 Min. | Denver Tech Center
-  126 Min. | Downtown Denver

## TOURISM



Pueblo, CO

**3M**  
VISITORS PER YEAR

SPENDING  
**\$296M**



**500,000** VISITORS PER YEAR



**300,000** VISITORS PER YEAR







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