



Infrastructure Opportunity

Site ID: 4256 S Perry Park Rd, Sedalia, CO 80135, USA | Market: Sedalia, Colorado 80135

Presented on behalf of:

jonathan susser, Jonathan Susser and Erin Susser

To Inquire:

SiteBid.com

Email: SID508905@sitebid.com

Call us: ☎ 858.295.8280

DISCLAIMER

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors and/or tenants ("Recipient") in determining whether or not to pursue possible interests in the subject property outlined in this package ("the Properties"). This Memorandum is proprietary and confidential. Recipients and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations not directly connected with the analysis of this opportunity. Any and all inquiries should be directed to SiteBid, Inc. d/b/a SiteBid Infrastructure ("SiteBid").

By accepting this Memorandum, the recipient agrees to ensure its directors, officers, employees, and representatives use the Memorandum and all information contained therein solely to evaluate this specific opportunity and for no other purpose. The recipient shall return this Memorandum, along with any copies, to SiteBid upon request. This Memorandum contains confidential material, which is non-public information. Receipt of this Memorandum constitutes acknowledgment that the recipient will maintain the information in strict confidence.

All information contained herein has been provided by the Site Owner, its affiliates, or other sources that SiteBid deems reliable. However, SiteBid has not independently verified any of the information, including financial estimates, projections, and selected real estate information contained herein. This Memorandum includes information about the Properties, including selected financial information, estimates, and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct. Similarly, selected real estate information may or may not prove to be accurate. Such projections and estimates may or may not be indicative of future performance, which could significantly differ from that reflected herein.

In furnishing this Memorandum, neither the Site Owner, its affiliates, nor SiteBid undertakes any obligation to provide additional information or to correct or update any information set forth in the Memorandum. None of the Site Owner, its affiliates, or SiteBid makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Properties. Nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on representations and warranties made to it by the Site Owner or its affiliates in any executed definitive agreement.

Under no circumstances should the Site Owner, its affiliates, or any of their management, directors, shareholders, employees, customers, or vendors be contacted directly.

To inquire about this opportunity, email: SID508905@sitebid.com or call 858.295.8280

PROPERTY OVERVIEW

Summary: This offering includes the option to lease the real property located at 4256 South Perry Park Road, Sedalia, Colorado 80135 for the purpose of utility infrastructure services.

The parcel is classified as Land and the property owner is looking to lease through a: Ground Lease, Rooftop Lease, Tower Lease, Subtenant Lease.

Location Overview

The property is located in Sedalia, Colorado within the county of .



Lease Type:	Ground Lease, Rooftop Lease, Tower Lease, Subtenant Lease
Site Name/ID:	4256 S Perry Park Rd, Sedalia, CO 80135, USA
Address:	4256 South Perry Park Road
City:	Sedalia
State:	Colorado
Zip:	80135
Country:	United States
Lat/Long:	39.299488 -104.967981

SITE INFRASTRUCTURE INFORMATION

Property Type:	Land - Agricultural
Site Status:	No Utility Infrastructure
Licenses:	No

Potential Use: Billboards, Cell Towers, EV Charging

SITE PHOTOS