

OFFERING MEMORANDUM

\$3,800,000

2050 S Pecos St – Building A & B

2050 S Pecos St, Denver, CO 80223



**BROCKMAN
GROUP**

CONTACTS



BROCKMAN GROUP

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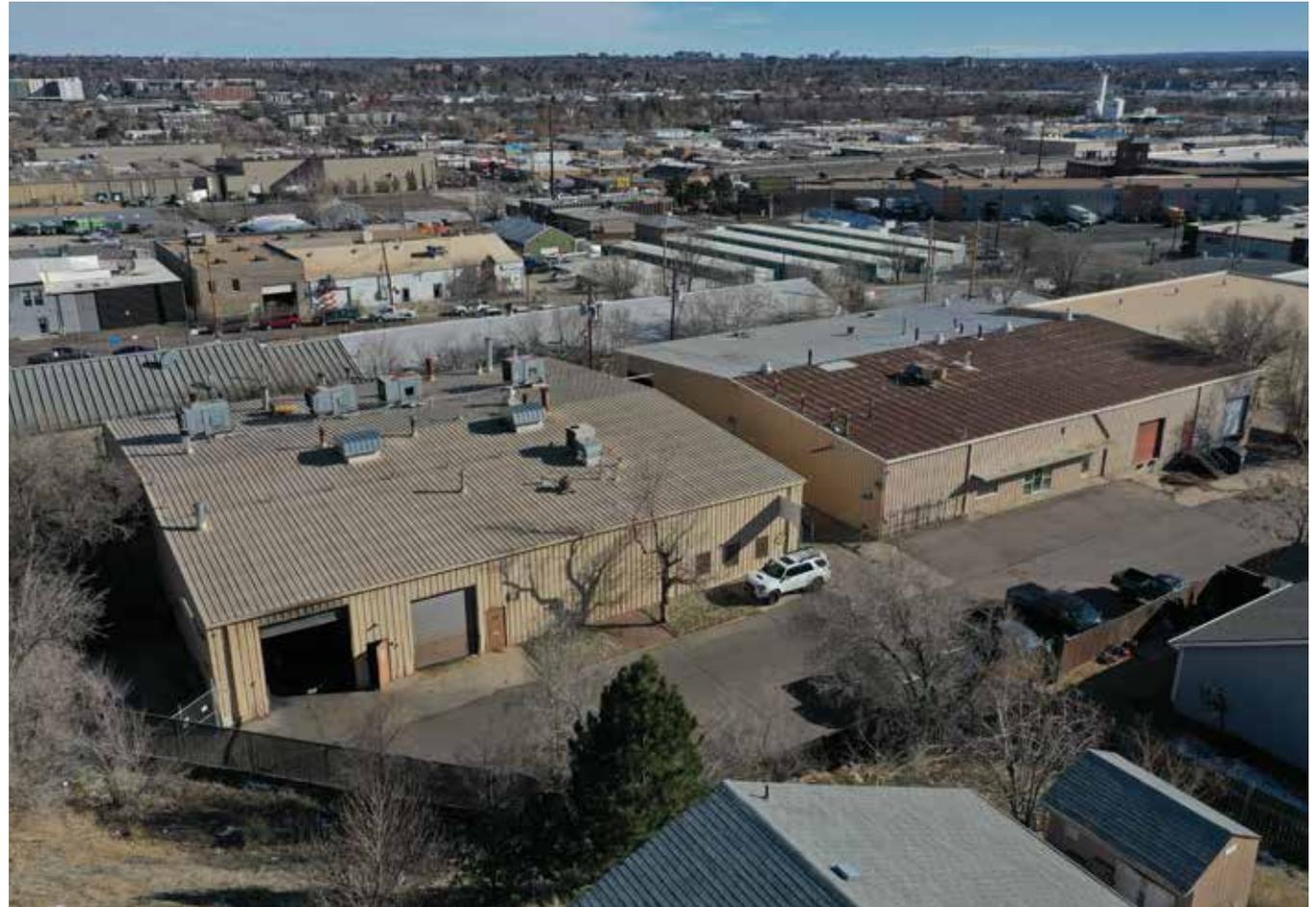
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2050 S Pecos St | Denver, CO

AREA SUMMARY



85

85

Ruby Hill Park

Overland Golf Course

W Pacific Pl

S Pecos St

W Evans Ave

PROPERTY INFO



ADDRESS

2050 S Pecos St, A & B
Denver, CO 80223



PRICE

\$3,800,000



TYPE

Owner User



BUILDING SIZE

A: 12,500 Sq Ft
B: 10,000 Sq Ft



Lot SIZE

A: 20,594 Sq Ft
B: 28,422 Sq Ft



YEAR BUILT

1974



BUILDING SPECIFICATIONS

BUILDING A



ZONING
PUD



OFFICE SQ FT
1,500 SF partially finished



POWER
400 amp, 208v, 3-phase



CLEAR HEIGHT
14'-16'



LOADING
2 dock high / 1 drive in



LIGHTING
Updated LED Lighting

BUILDING B



ZONING
I-A



OFFICE SQ FT
1,500 SF updated office



POWER
1200 amp, 230v, 3-phase



CLEAR HEIGHT
14'-16'



LOADING
3 drive in



LIGHTING
Updated LED Lighting

DRONE PHOTOS

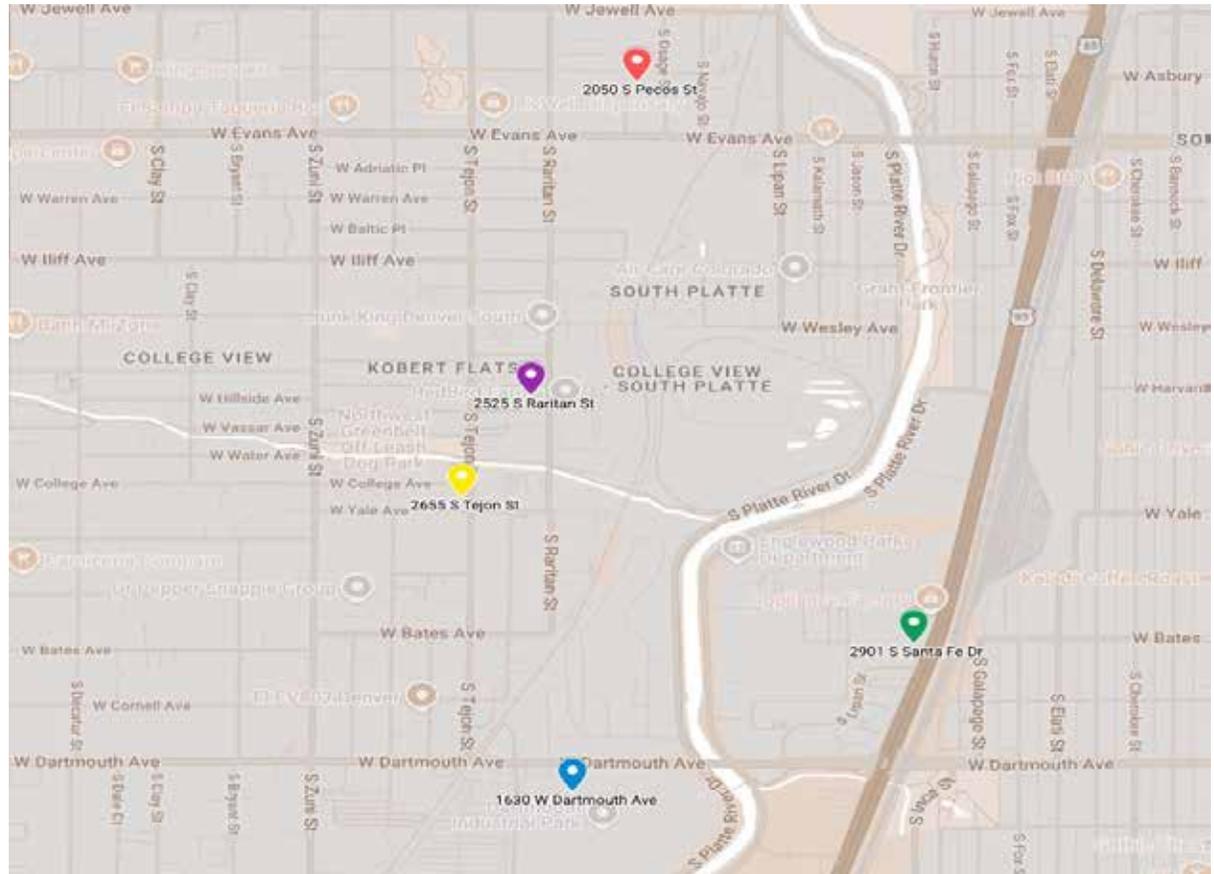


COMPARABLES



2050 S Pecos St,
Denver, CO 80223

Price \$3,800,000
RBA SF 22,500 SF
Price/SF \$168.88
Sale Type Owner User



1630 W Dartmouth Ave

Price	\$3,000,000
RBA SF	15,065 SF
Price / SF	\$199.14
Sale Type	Investment



2901 S Santa Fe Dr

Price	\$4,400,000
RBA SF	23,800 SF
Price / SF	\$184.87
Sale Type	Owner User



2525 S Raritan St

Price	\$3,675,000
RBA SF	22,000 SF
Price / SF	\$167.05
Sale Type	Owner User



2655-2685 S Tejon St

Price	\$2,925,000
RBA SF	16,416 SF
Price / SF	\$178.18
Sale Type	Investment

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