



# User or Investment Denver Industrial Property For Sale in Unincorporated Adams County

## Highlights

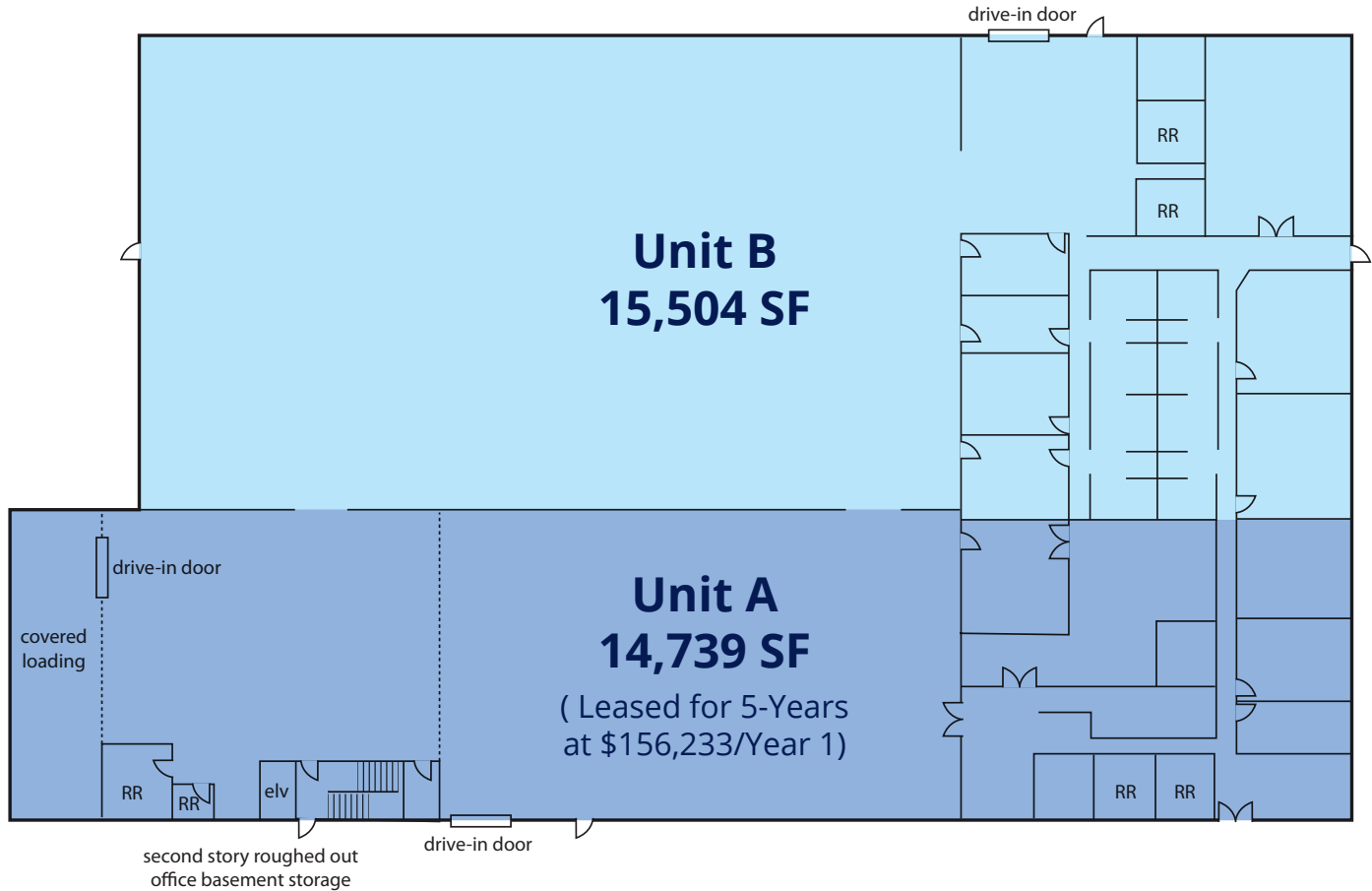
- Strategically located in the much sought after North-Central submarket with incredible access to major highways. Interstates 25, I-270 and I-76 are located just a half mile away. Highway 36 is positioned within 1.5 miles and the property has direct access to I-70
- Easy 10 minute drive into downtown Denver and 22 minutes to Denver International Airport
- Unique User or investment sale in the heart of Denver but with an unincorporated Adams County location and a Denver mailing address
- Versatile space suitable for manufacturing, distribution, R & D, or corporate headquarters. Possibility to divide into two separate units

# 1187 E. 68th Avenue Denver, CO 80229

## Property Information

Size:	Unit A (South Unit) - 14,739 SF (Leased for 5-Years) Unit B (North Unit) - 15,504 SF (Vacant) Entire Building - 30,243 SF (User or Investment Sale)
Price:	Unit A - \$2,299,000 (\$156,233 NNN Income, 6.8% Cap Rate) Unit B - \$2,418,000 (Vacant) Entire Building - \$3,970,000 (Proforma 8.23% Cap Rate)
Clear Height:	16' (North Unit) 12' (South Unit)
Lot Size:	1.56 AC (Possible Fenced and Paved Yard)
Office Size:	6,540 SF (Combined 50/50)
Extras:	1,200 SF (South Unit Basement, Not Included in Size) 1,400 SF (Covered Parking/Storage in the Yard)
Year Built:	1984 & 2000
Loading:	3 Drive-Ins
Power:	1,200 Amps, 220 Volt, 3-Phase (TBV)
Zoned:	I-2 Heavy Industrial Unincorporated Adams County
Lot:	Paved with 1,400 SF Hut and Possible Fenced Yard

# Floor Plan



## Unit A

*(can be purchased separately)*

Size: 14,739 SF

Price: \$2,299,000

Unit A is leased for \$10.60/sqft or \$156,233/year NNN for 5-years with 3.5% annual increases to United Packaging Inc.

## Unit B

*(can be purchased separately)*

Size: 15,504 SF

Price: \$2,418,000

Proforma rent of \$11.00/sqft NNN or \$170,544 NNN

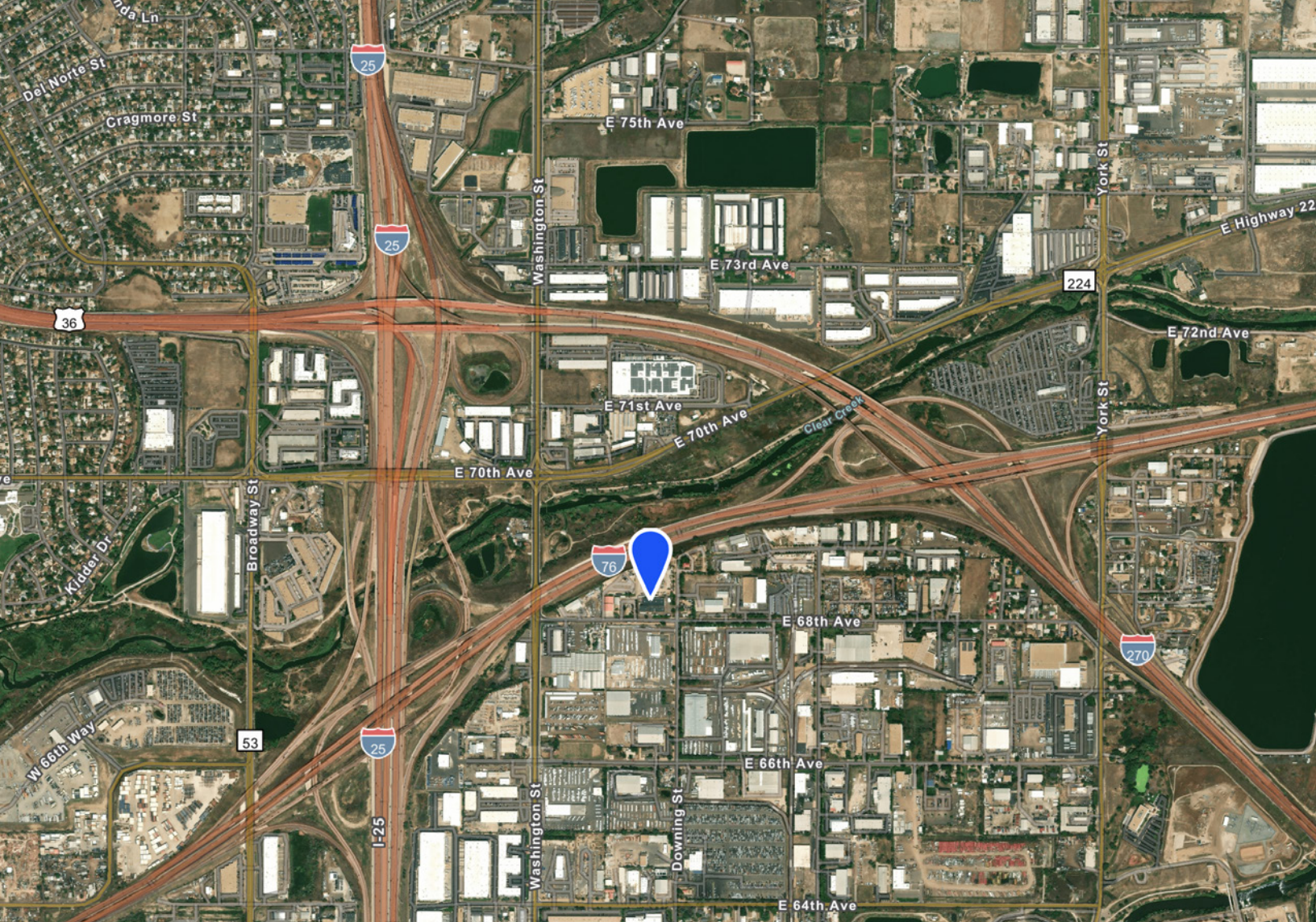
**Entire Building: 30,243 SF | \$3,970,000**

Proforma Return of \$326,777/yr NNN or an 8.23% Capitalization Rate.

## Building Details

- Attractive and durable brick on block construction.
- Modern Office Spaces with high ceilings, high quality with efficient workflow design.
- Additional 3 sets of Men's & Women's restrooms on main floor with a 4th set plumbed in.
- Large Executive Office with Fireplace, restroom and kitchenette.
- Ample parking well distributed around the building. Outdoor storage unit.
- 30,243 square feet with an additional 1,200 square feet of basement with 9'7" clear height.
- Freight elevator to basement and second story.
- Fully equipped with all utilities and heavy power to support diverse industrial operations.
- 100% heated and air conditioned.
- 3 Drive-In doors
- Zoned I-2 Heavy Industrial.
- Heavy Power: 1,200 Amps, 3-Phase
- Amazing unincorporated Adams County location with a Denver mailing address and quick access to I-25, I-70, I-270, I-76 and US 36.





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