

Multi-Tenant Industrial Outside Storage and Shop Investment

7273-7285 East 96th Avenue, Henderson, CO 80640



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Henderson, CO 80640

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Executive Summary

Multi-Tenant Industrial Investment

This stabilized, multi-tenant industrial investment opportunity at 7273-7285 E 96th Avenue in Henderson, Colorado, presents a compelling value-add or core-plus acquisition in the thriving North Denver industrial submarket.

Situated on a secure **9.23-acre fenced and gated parcel**, the property encompasses four well-maintained buildings totaling **57,200 square feet** and configured with **25 individual shop/warehouse units**. This layout supports strong diversification across multiple tenants, reducing single-tenant risk while providing flexibility for a range of heavy industrial users such as contractors, manufacturers, service providers, and logistics operators.

Zoned **I-2 (medium industrial)** in unincorporated Adams County, the asset accommodates intensive uses with broad permitted activities, enhancing its long-term appeal and redevelopment potential. The expansive yard space offers significant outdoor storage and truck/trailer maneuvering, a key differentiator in a market where land availability remains constrained.

Professionally managed and consistently well-maintained, the property benefits from reliable operations, high tenant retention potential, and minimized capex requirements in the near term. Its strategic location provides excellent connectivity via proximity to I-76, I-25, and the broader Denver metro transportation network — ideal for businesses serving the Front Range and Rocky Mountain region.

In a North Denver/Henderson industrial corridor characterized by steady demand drivers (including logistics, e-commerce support, and manufacturing growth), this multi-unit facility offers investors attractive cash-flow stability, upside through occupancy optimization or modest rent growth, and defensive qualities in various economic cycles. With industrial fundamentals showing signs of stabilization — including moderating vacancy trends and declining new supply in key Western U.S. markets — this turnkey asset represents a rare combination of scale, zoning flexibility, security, and professional oversight for discerning investors seeking reliable income and long-term appreciation in a high-barrier submarket.



Address

7273 East 96th Avenue
Henderson, CO 80640

County

Adams

Asking Price

\$9,850,000

Price per Square Foot

Buildings: \$172.20
Land: \$24.50

Zoning

I-2
Adams County Medium Industrial

Total Building Size

57,200 Square Feet

Total Units

25 Shop
4 Yard-Only

Total Property Size

9.23 Acres



Property Highlights

9.23 Acre Parcel

Fenced & Gated, providing security to tenants and access control to the owner.

Diverse Mix of Tenants

From Kenworth to Ken's Hydraulic, the property features tenants across the spectrum of IOS and industrial shop users.

Ample Outside Storage

Only 11.7% of the parcel is covered by buildings, providing exceptional yard availability.

Well-Designed

Each of the 25 units was designed to function separately - individually metered for gas & electric, and a restroom for every bay.

Located in an Industrial Corridor

Access to I-76, US-85, and the entire Denver Metro Area - together with symbiotic businesses - results in a thriving industrial corridor.

Professionally Managed

The Property has been managed by GCRE Management since 2018. Regular repairs and maintenance and inspections ensure the longevity of the property.



Photographs

7273 E. 96th
4 Units
5,000 SF Up/5,000 SF Down

7279 E. 96th
6 Units
14,400 SF

7283 E. 96th
8 Units
16,000 SF



7279 E. 96th
6 Units
14,400 SF

7283 E. 96th
8 Units
16,000 SF

7285 E. 96th
7 Units
16,800 SF

7273 E. 96th
4 Units
5,000 SF Up/5,000 SF Down

DOWNTOWN
DENVER



7283 E. 96th
8 Units
16,000 SF

7279 E. 96th
6 Units
14,400 SF

7285 E. 96th
7 Units
16,800 SF

7273 E. 96th
4 Units
5,000 SF Up/5,000 SF Down

7279 E. 96th
6 Units
14,400 SF

7285 E. 96th
7 Units
16,800 SF

7283 E. 96th
8 Units
16,000 SF



Financial Information

Profit & Loss Statement

Profit & Loss 12 Month Recap

Property: 7273 E 96th Ave LLC
 Monthly recap 01/01/25 - 12/31/25 (cash basis)

| | JAN 25 | FEB 25 | MAR 25 | APR 25 | MAY 25 | JUN 25 | JUL 25 | AUG 25 | SEP 25 | OCT 25 | NOV 25 | DEC 25 | TOTAL |
|---|--------------------|--------------------|--------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|
| INCOME | | | | | | | | | | | | | |
| 4003 Misc. Repairs Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,405.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,405.00 |
| 4008 OP Account Interest Income | \$1.73 | \$2.12 | \$3.38 | \$4.20 | \$0.78 | \$0.90 | \$1.24 | \$0.84 | \$1.86 | \$0.99 | \$0.95 | \$1.33 | \$20.32 |
| 4100 Rental Income | | | | | | | | | | | | | |
| 4101 Rental Income | \$38,215.00 | \$68,965.00 | \$72,765.00 | \$69,490.00 | \$74,465.00 | \$63,155.00 | \$74,215.00 | \$74,240.00 | \$60,440.00 | \$69,140.00 | \$74,710.00 | \$116,400.00 | \$856,200.00 |
| 4109 NSF Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$25.00 | \$30.00 | \$25.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$80.00 |
| 4110 Late Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$555.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$555.00 |
| 4100 Total Rental Income | \$38,215.00 | \$68,965.00 | \$72,765.00 | \$69,490.00 | \$74,490.00 | \$63,740.00 | \$74,240.00 | \$74,240.00 | \$60,440.00 | \$69,140.00 | \$74,710.00 | \$116,400.00 | \$856,835.00 |
| 4400 Utility Income | | | | | | | | | | | | | |
| 4405 Utility Fee | \$0.00 | \$122.97 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$122.97 |
| 4400 Total Utility Income | \$0.00 | \$122.97 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$122.97 |
| TOTAL | \$38,216.73 | \$69,090.09 | \$72,768.38 | \$69,494.20 | \$74,490.78 | \$63,740.90 | \$79,646.24 | \$74,240.84 | \$60,441.86 | \$69,140.99 | \$74,710.95 | \$116,401.33 | \$862,383.29 |
| EXPENSE | | | | | | | | | | | | | |
| 5060 Legal and Other Professional Fees | | | | | | | | | | | | | |
| 5061 Professional Fees - Other | \$540.00 | \$1,080.00 | \$2,905.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,525.00 |
| 5062 Legal Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$330.00 | \$0.00 | \$4,325.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,655.00 |
| 5077 Commissions Expense | \$2,892.48 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9,296.64 | \$0.00 | \$0.00 | \$3,888.00 | \$7,104.00 | \$23,181.12 |
| 5060 Total Legal and Other Professional Fees | \$3,432.48 | \$1,080.00 | \$2,905.00 | \$0.00 | \$0.00 | \$330.00 | \$0.00 | \$13,621.64 | \$0.00 | \$0.00 | \$3,888.00 | \$7,104.00 | \$32,361.12 |
| 5100 Repairs & Maintenance Expense | | | | | | | | | | | | | |
| 5102 Window/Door/Glass | \$1,280.00 | \$580.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,860.00 |
| 5112 Keys / Locks | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,833.56 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$134.00 | \$1,967.56 |
| 5100 Other Repairs & Maintenance Expense | \$0.00 | \$0.00 | \$85.00 | \$80.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,800.00 | \$0.00 | \$0.00 | \$1,965.00 |
| 5100 Total Repairs & Maintenance Expense | \$1,280.00 | \$580.00 | \$85.00 | \$80.00 | \$0.00 | \$0.00 | \$1,833.56 | \$0.00 | \$0.00 | \$1,800.00 | \$0.00 | \$134.00 | \$5,792.56 |
| 5300 Taxes Expense | \$0.00 | \$0.00 | \$6,428.00 | \$0.00 | \$0.00 | \$4,105.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,533.00 |
| 5500 CAM Charges | | | | | | | | | | | | | |
| 5501 CAM - Repairs & Maintenance | | | | | | | | | | | | | |
| 5502 CAM-Property Clean-up | \$4,180.00 | \$0.00 | \$0.00 | \$196.50 | \$998.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$998.75 | \$6,374.00 |
| 5503 CAM - Plumbing | \$0.00 | \$0.00 | \$0.00 | \$280.00 | \$0.00 | \$0.00 | \$100.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$380.00 |
| 5504 CAM - Landscape | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,627.64 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,627.64 |
| 5505 CAM - HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$155.00 | \$0.00 | \$155.00 |
| 5507 CAM - Locks/Keys | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,199.61 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,199.61 |
| 5512 CAM - Gate & Fence Repair | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$650.00 | \$650.00 |
| 5513 CAM - Window/Glass/Door Repairs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,860.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,860.00 |
| 5526 CAM - Security Fees | \$103.36 | \$0.00 | \$103.36 | \$103.36 | \$0.00 | \$103.36 | \$103.36 | \$112.67 | \$112.67 | \$216.03 | \$112.67 | \$112.67 | \$1,183.51 |
| 5534 CAM-Parking Lot Repairs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,950.00 | \$0.00 | \$1,275.00 | \$0.00 | \$0.00 | \$3,225.00 |
| 5501 Other CAM - Repairs & Maintenance | \$0.00 | \$0.00 | \$0.00 | \$2,310.00 | \$0.00 | \$0.00 | \$511.18 | \$0.00 | \$0.00 | \$361.18 | \$0.00 | \$150.00 | \$3,332.36 |
| 5501 Total CAM - Repairs & Maintenance | \$4,283.36 | \$0.00 | \$103.36 | \$2,889.86 | \$998.75 | \$103.36 | \$8,401.79 | \$2,062.67 | \$112.67 | \$1,852.21 | \$267.67 | \$1,911.42 | \$22,987.12 |
| 5550 CAM - Utilities Accounts | | | | | | | | | | | | | |
| 5551 CAM - Utilities Gas | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$27.78 | \$549.00 | \$188.75 | \$36.58 | \$235.16 | \$77.62 | \$1,293.44 | \$2,408.33 |
| 5552 CAM -Utilities - Electricity | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9.95 | \$228.42 | \$87.89 | \$0.00 | \$378.46 | \$58.52 | \$579.53 | \$1,342.77 |
| 5553 CAM -Water & Sewer | \$479.10 | \$507.75 | \$544.65 | \$455.07 | \$449.73 | \$452.04 | \$433.95 | \$465.51 | \$425.69 | \$854.17 | \$1,012.36 | \$714.09 | \$6,794.11 |
| 5554 CAM-Stormwater | \$746.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$746.00 |
| 5550 Total CAM - Utilities Accounts | \$1,225.10 | \$507.75 | \$544.65 | \$455.07 | \$449.73 | \$489.77 | \$1,211.37 | \$742.15 | \$462.27 | \$1,467.79 | \$1,148.50 | \$2,587.06 | \$11,291.21 |
| 5560 CAM - Professional/Administrative Fee Accounts | | | | | | | | | | | | | |
| 5561 CAM - Property Management Fee | \$4,827.55 | \$4,827.55 | \$5,093.55 | \$0.00 | \$10,187.10 | \$0.00 | \$8,416.10 | \$4,208.05 | \$4,789.05 | \$5,293.05 | \$0.00 | \$5,318.95 | \$52,960.95 |
| 5566 CAM - Paylease Fees | \$8.00 | \$9.00 | \$46.00 | \$11.00 | \$10.00 | \$88.00 | \$14.00 | \$15.00 | \$14.00 | \$13.00 | \$12.00 | \$47.00 | \$287.00 |
| 5560 Total CAM - Professional/Administrative Fee Accounts | \$4,835.55 | \$4,836.55 | \$5,139.55 | \$11.00 | \$10,197.10 | \$88.00 | \$8,430.10 | \$4,223.05 | \$4,803.05 | \$5,306.05 | \$12.00 | \$5,365.95 | \$53,247.95 |
| 5580 CAM - Property Tax | \$0.00 | \$0.00 | \$0.00 | \$184,023.22 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$184,023.22 |
| 5585 CAM -Property Insurance | \$1,214.00 | \$1,214.00 | \$1,214.00 | \$1,214.00 | \$1,213.99 | \$1,208.99 | \$1,208.99 | \$1,355.27 | \$1,355.27 | \$1,355.27 | \$1,355.27 | \$1,355.27 | \$15,264.32 |
| 5500 Total CAM Charges | \$11,558.01 | \$6,558.30 | \$7,001.56 | \$188,593.15 | \$12,859.57 | \$1,890.12 | \$19,252.25 | \$8,383.14 | \$6,733.26 | \$9,981.32 | \$2,783.44 | \$11,219.70 | \$286,813.82 |
| TOTAL | \$16,270.49 | \$8,218.30 | \$16,419.56 | \$188,673.15 | \$12,859.57 | \$6,325.12 | \$21,085.81 | \$22,004.78 | \$6,733.26 | \$11,781.32 | \$6,671.44 | \$18,457.70 | \$335,500.50 |
| NOI | \$21,946.24 | \$60,871.79 | \$56,348.82 | -\$119,178.95 | \$61,631.21 | \$57,415.78 | \$58,560.43 | \$52,236.06 | \$53,708.60 | \$57,359.67 | \$68,039.51 | \$97,943.63 | \$526,882.79 |

Rent Roll

Commercial Rent Roll

Property: 7273 E 96th Ave LLC

As of 03/01/26

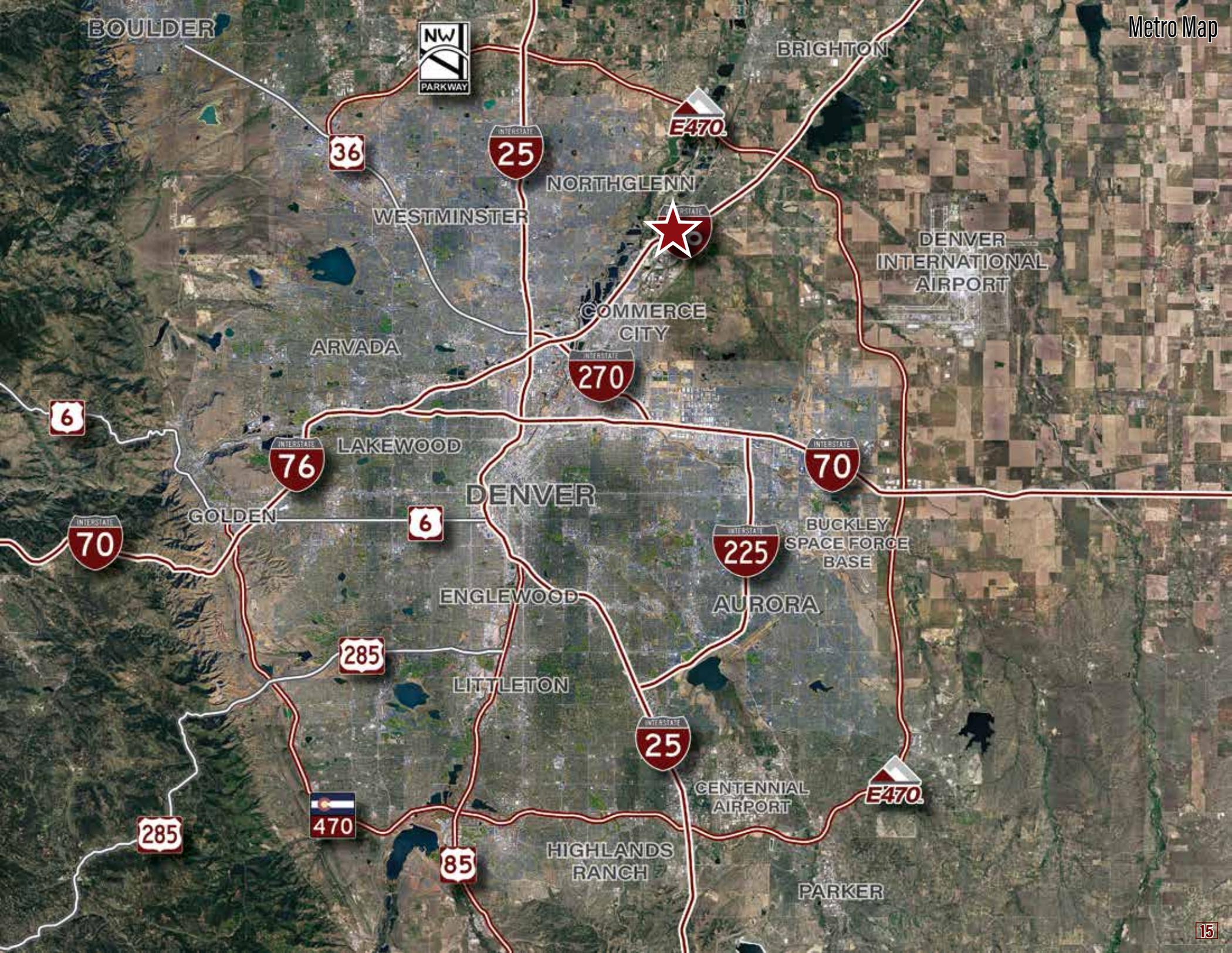
| Unit | Tenant Name | Sq Ft | Pro Rata Share | Lease Start | Lease End | Security Deposit | Last Rent Increase | Rent Charges | Annual Rent Sq Ft | Operation Charges | Annual Operation Sq Ft | Total Charges | Annual Charges Sq Ft |
|----------------------------|------------------------|---------------|----------------|-------------|-----------|------------------|--------------------|------------------|-------------------|-------------------|------------------------|------------------|----------------------|
| 7273 E 96th Ave LLC | | | | | | | | | | | | | |
| 2 Trailer Space | Rojas, Rolando | 0 | 0.00 | | | 0.00 | 12/1/2024 | 550.00 | 0.00 | 0.00 | 0.00 | 550.00 | 0.00 |
| 5 Trailer Pkng | Rojas Trucking | 2,253 | 3.79 | | | 0.00 | 7/1/2024 | 1,375.00 | 7.32 | 0.00 | 0.00 | 1,375.00 | 7.32 |
| 7273 - A | No Limit RV | 2,500 | 4.21 | 10/1/18 | | 0.00 | 9/1/2025 | 3,600.00 | 17.28 | 0.00 | 0.00 | 3,600.00 | 17.28 |
| 7273 - A1 | No Limit RV | 2,500 | 4.21 | 8/1/18 | | 2,500.00 | 9/1/2025 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7273 - B | Romweld, Inc. | 2,500 | 4.21 | 12/1/19 | | 3,125.00 | 9/1/2025 | 3,450.00 | 16.56 | 0.00 | 0.00 | 3,450.00 | 16.56 |
| 7273 - B1 | <VACANT> | 2,500 | 4.21 | | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7279 - A | Ken's Hydraulic, Inc. | 2,400 | 4.04 | 11/1/19 | | 2,800.00 | 7/1/2024 | 3,275.00 | 16.38 | 0.00 | 0.00 | 3,275.00 | 16.38 |
| 7279 - B | The Mechanics LLC | 2,400 | 4.04 | 8/1/25 | 9/30/27 | 4,000.00 | 9/1/2025 | 3,600.00 | 18.00 | 0.00 | 0.00 | 3,600.00 | 18.00 |
| 7279 - C | The Mechanics LLC | 2,400 | 4.04 | 8/1/25 | 9/30/27 | 4,000.00 | 9/1/2025 | 3,600.00 | 18.00 | 0.00 | 0.00 | 3,600.00 | 18.00 |
| 7279 - D-E | V&A Transportation LL | 4,800 | 8.07 | 8/1/25 | 8/31/28 | 7,920.00 | | 7,200.00 | 18.00 | 0.00 | 0.00 | 7,200.00 | 18.00 |
| 7279 - F | Enright Companies | 2,400 | 4.04 | 5/1/22 | | 5,200.00 | 6/1/2025 | 3,300.00 | 16.50 | 0.00 | 0.00 | 3,300.00 | 16.50 |
| 7283 - A-H | Colorado Kenworth, In | 16,000 | 26.91 | 9/1/24 | 8/31/28 | 0.00 | 9/1/2025 | 18,900.00 | 14.18 | 0.00 | 0.00 | 18,900.00 | 14.18 |
| 7285 - A | Swisher Truck & Tract | 2,400 | 4.04 | 8/1/19 | | 2,800.00 | 9/1/2025 | 3,450.00 | 17.25 | 0.00 | 0.00 | 3,450.00 | 17.25 |
| 7285 - B-C | Fifth Wheel Truck Rep | 4,800 | 8.07 | 11/1/24 | 10/31/26 | 8,140.00 | 11/1/2025 | 7,770.00 | 19.43 | 0.00 | 0.00 | 7,770.00 | 19.43 |
| 7285 - D | Castaneda Tire, LLC | 2,400 | 4.04 | 12/1/23 | 11/30/25 | 4,150.00 | 12/1/2024 | 3,990.00 | 19.95 | 0.00 | 0.00 | 3,990.00 | 19.95 |
| 7285 - E | KarTech LLC | 2,400 | 4.04 | 1/1/25 | 12/31/26 | 4,400.00 | 1/1/2026 | 3,990.00 | 19.95 | 0.00 | 0.00 | 3,990.00 | 19.95 |
| 7285 - F-G | Denver Truck & Trailer | 4,800 | 8.07 | 7/21/14 | | 2,500.00 | 9/1/2025 | 6,900.00 | 17.25 | 0.00 | 0.00 | 6,900.00 | 17.25 |
| Land 1 | Mutz, Gregory | 0 | 0.00 | 12/1/21 | | 0.00 | 2/1/2023 | 400.00 | 0.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| Land 2 | Rojas, Edgar | 0 | 0.00 | | 6/30/24 | 0.00 | 12/1/2024 | 825.00 | 0.00 | 0.00 | 0.00 | 825.00 | 0.00 |
| Yard N of 7273 | <VACANT> | 0 | 0.00 | | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals for 96th | | 59,453 | | | | 51,535.00 | | 76,175.00 | 15.38 | 0.00 | 0.00 | 76,175.00 | 15.38 |
| Report Totals | | 59,453 | | | | 51,535.00 | | 76,175.00 | 15.38 | 0.00 | 0.00 | 76,175.00 | 15.38 |

Report Summary

| Detail | Value |
|-------------------------|-----------|
| Total Possible Rent | 76,175.00 |
| Vacancy Rent | 0.00 |
| Occupied Unit Rent | 76,175.00 |
| # of Units | 20 |
| Vacant Units | 2 |
| Occupied Square Footage | 56,953 |



Location Overview



BOULDER



BRIGHTON



NORTHGLENN

WESTMINSTER



DENVER INTERNATIONAL AIRPORT

COMMERCE CITY



ARVADA



LAKEWOOD



DENVER



GOLDEN



BUCKLEY SPACE FORCE BASE

ENGLEWOOD

AURORA



LITTLETON

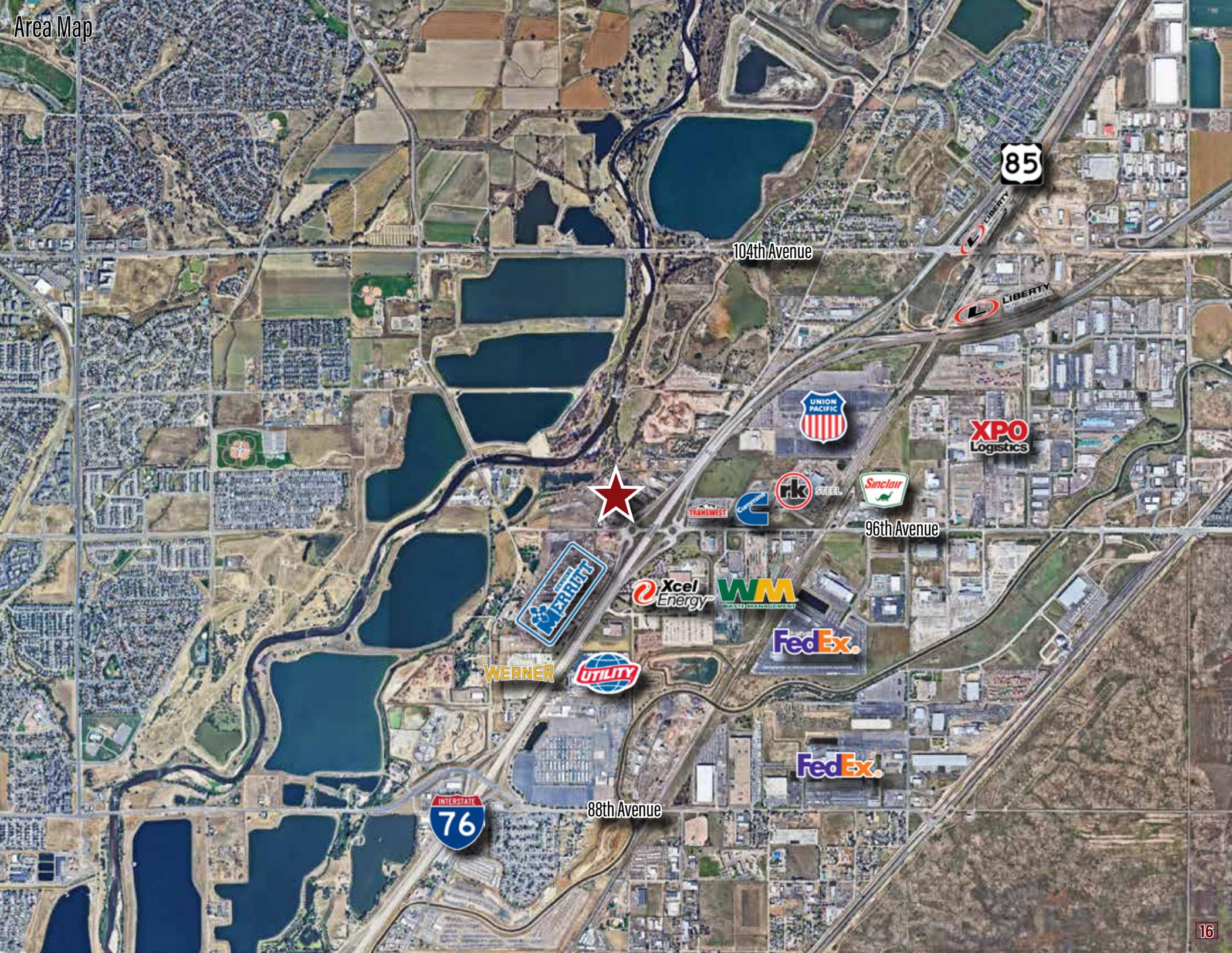


CENTENNIAL AIRPORT



HIGHLANDS RANCH

PARKER



INTERSTATE
76

85

104th Avenue

96th Avenue

88th Avenue



WERNER



Site Map

7273 E. 96th Ave.
10,000 Total SF
Two 2,500 SF Shops
Two 2,500 SF Offices

7285 E. 96th Ave.
16,800 Total SF
2,400 SF Bays

7279 E. 96th Ave.
14,400 Total SF
2,400 SF Bays

7283 E. 96th Ave.
16,000 Total SF
2,000 SF Bays



Property Boundary Depicted
is Approximate - To Be
Confirmed with Survey



7273-7285 East 96th Avenue, Henderson, CO 80640

Exclusively
Listed By



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