

Montbello Industrial Investment Opportunity

savills

FOR SALE

11707 E. 51st Avenue. Denver, CO



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Investment Overview

PROPERTY OVERVIEW

11707 E 51st Ave is a 57,372 square foot industrial property on a 2.69 acre lot in the Montbello submarket in Northeast Denver. The property was built in 1979 and is currently zoned I-A, as is much of the surrounding area.

The property was acquired by Professional Plastics in 2019 and has been occupied by them as a regional operations facility since acquisition. Professional Plastics is a privately held, family-owned plastics distributor and fabricator with 23 locations in North America and Asia. They recently signed a 7-year lease with (2) 5-year renewal options for the entire building that reflects their long-term commitment to Denver and greater Mountain West region. This structure provides an attractive single-tenant, net leased investment opportunity.

The property has been well-maintained and has undergone several upgrades since 2019, including a new roof in 2023 with a transferable 20-year warranty. Originally designed for 2 tenants, the property offers 2 separate loading areas with a total of 9 dock doors and 3 drive-ins, as well as separate parking, storage and secure yard space on both sides on the property.

OFFERING SUMMARY

List Price: \$8,350,000

Cap Rate (Year 1): 6.01%

Price/SF: \$145.54

Building Size: 57,372 sf

Lot Size: 117,325 sf

Clear Height: 21'

County: Denver

YOC: 1979

Mill Levy (2025): 79.602

Zoning: I-A



Tenant Profile

TENANT OVERVIEW

Founded in 1984, Professional Plastics is a family-owned and operated plastics distributor and fabricator focused on providing our customers the best selection, prices and service. We currently maintain 23 full-scale stocking locations throughout the USA, Singapore, Taiwan & Malaysia employing more than 450 people. Professional Plastics is a global distributor of Mitsubishi MCAM - Quadrant EPP materials such as Torlon, Techtron, Ertalyte Nylatron, Semitron, and others. We are also a Master Distributor of Meldin by Saint Gobain, Macor by Corning, and Turcite by Trelleborg. We also stock a massive inventory of DuPont Vespel shapes at our facilities in the USA, Singapore, Taiwan & Malaysia.

Whether you are looking for Plastic Sheets, Plastic Rods, Plastic Tubing, Plastic Films, Plastic Profiles, or Fabricated Plastic Parts, we have the people, products and services to meet your needs.

Company: Professional Plastics

Founded: 1984

Website: www.professionalplastics.com

HQ: Fullerton, CA

Revenue (2025): \$268M





Investment Analysis

Lease Term	Base Rent/SF	Monthly Rent	Annual Rent	Cap Rate
7/1/26 - 6/30/27	\$8.75	\$41,833.75	\$502,005.00	6.01%
7/1/27 - 6/30/28	\$8.75	\$41,833.75	\$502,005.00	6.01%
7/1/28 - 6/30/29	\$9.00	\$43,029.00	\$516,348.00	6.18%
7/1/29 - 6/30/30	\$9.00	\$43,029.00	\$516,348.00	6.18%
7/1/30 - 6/30/31	\$9.25	\$44,224.25	\$530,691.00	6.36%
7/1/31 - 6/30/32	\$9.25	\$44,224.25	\$530,691.00	6.36%
7/1/32 - 6/30/33	\$9.50	\$45,419.50	\$545,034.00	6.53%





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