



Leased Industrial Investment
REDUCED PRICE: ~~\$975,000~~ \$925,000 (6.8% CAP)

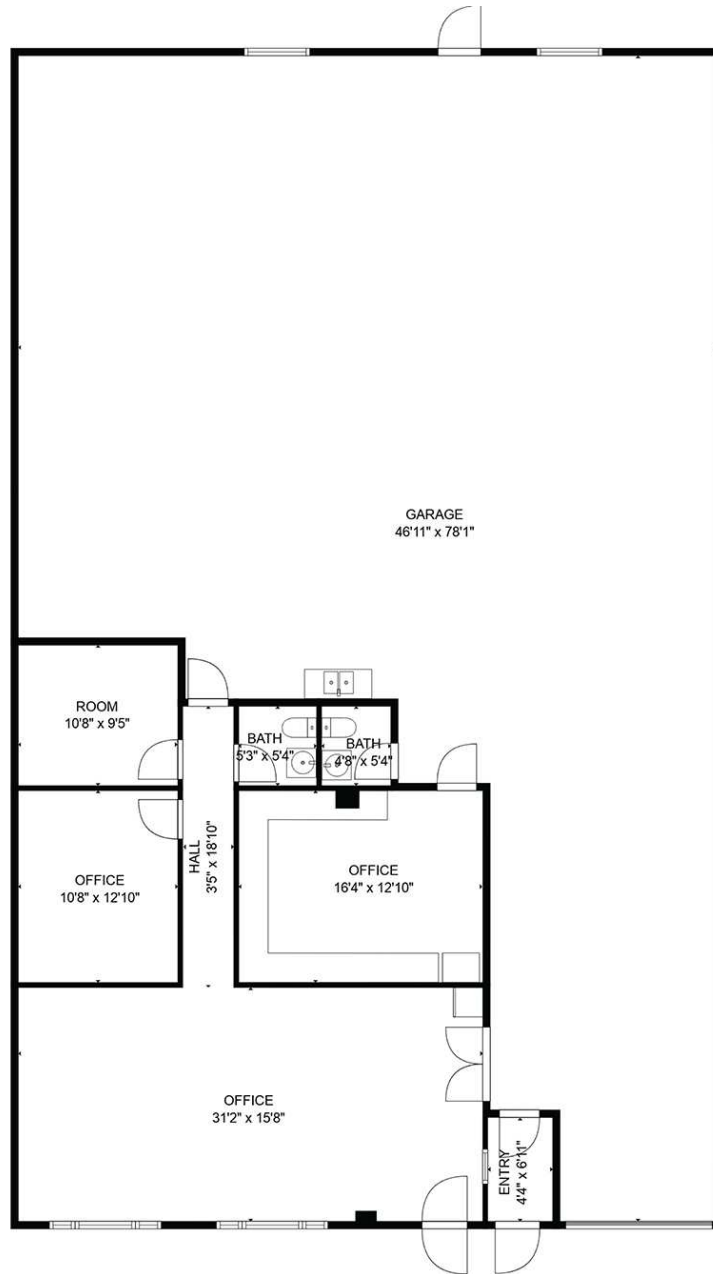
PROPERTY OVERVIEW

Building Size:	4,003 SF
Lot Size:	5,712 SF
YOC:	1936
Loading:	One (1) 10'X12' Drive-In Door
Clear Height:	14'
Construction Type:	Brick and Block
Zoning:	I-A (Denver)
Property Taxes:	\$14,164
Lease Commencement:	5/1/2009
Lease Expiration:	7/31/25

For more information, please contact:

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All Dimensions are Interior and Drawing is Not to Scale

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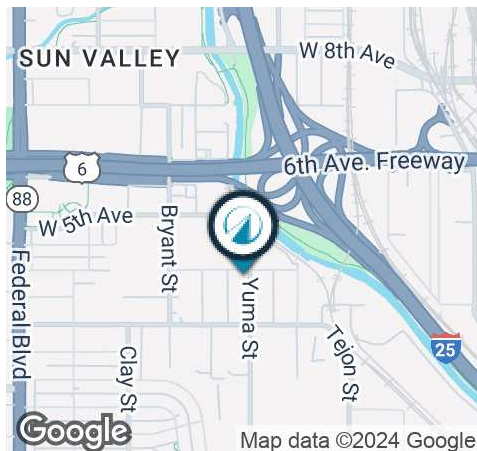
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AREA DEMOGRAPHICS:



Population

1 Mile	255
3 Mile	1,399
5 Mile	12,990



Households

1 Mile	87
3 Mile	482
5 Mile	4,785



Average HH Income

1 Mile	\$62,389
3 Mile	\$69,976
5 Mile	\$78,057

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