

Offering Memorandum

VIEW THE
VIRTUAL TOUR 

Industrial Net Leased Investment Opportunity

5050 Ironston St, Denver, CO, 80239

136,744 SF

Please Contact:

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Property Highlights – 5050 Ironton St, Denver



136,744 SF
building



8.78 Acres
land



Large
secured yard area

Highlights

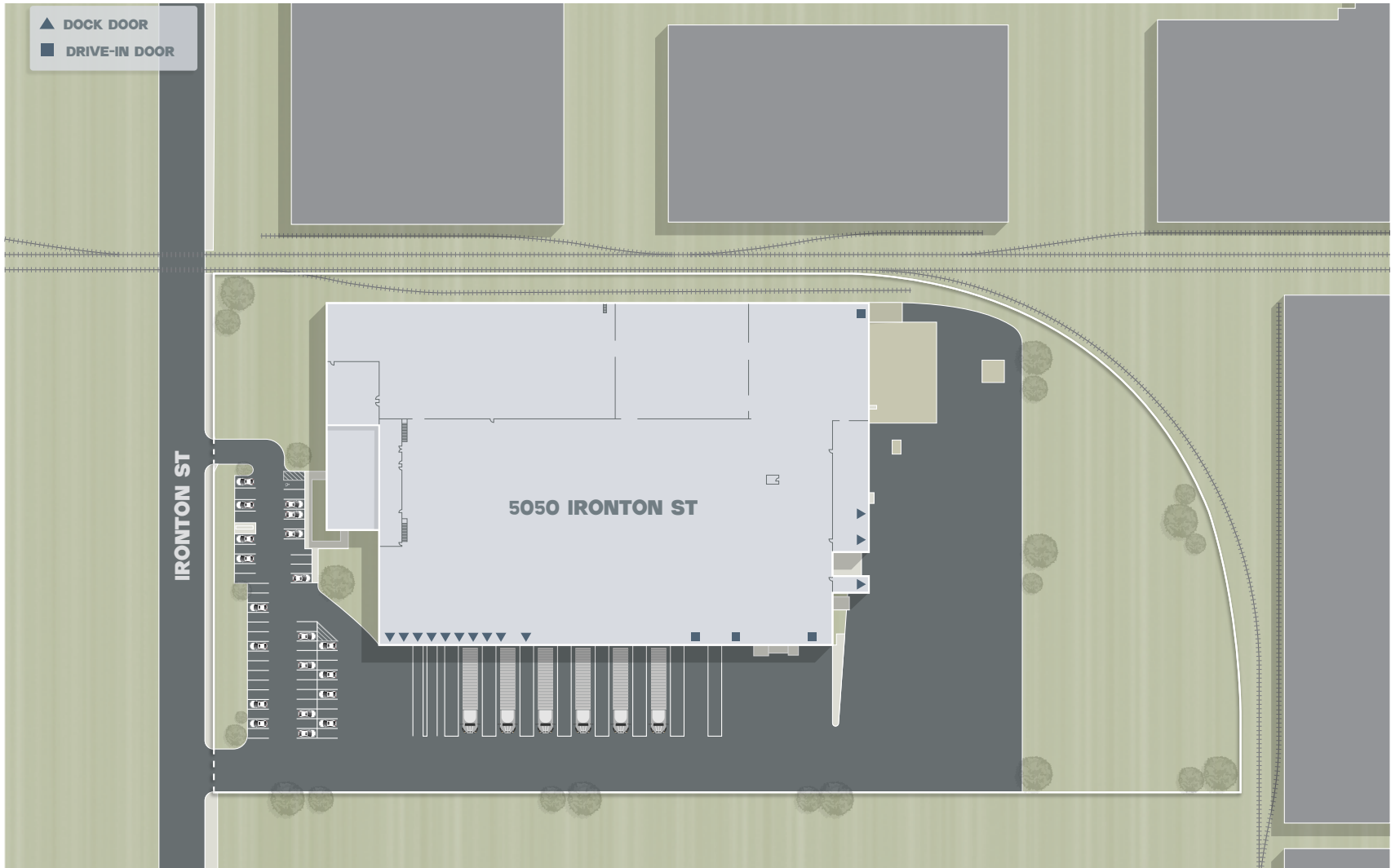
- **Credit Tenancy:** 100% leased to credit tenant at below market rents.
- **Location:** Strategic infill location with good access to central Denver and DIA.
- **Oversized Yard Area:** With approximately 36% building coverage, the Property has significant outdoor storage that is being utilized by current tenant.
- **Rail Service:** Potential Union Pacific rail service to the Property (buyer to verify).
- **Recent Roof:** Current ownership recently made substantial capital repairs to the roof.

Property Overview

Address	5050 Ironton St Denver, CO
County	Denver
Size	136,744 SF
Land Area	8.78 Acres
Office Area	Approx. 4,500 SF
Year Built	1970
Clear Height	Approx. 18'-26'
Typ. Bay Spacing	30' x 50'
Loading Docks	13
Drive-In Doors	4
Rail Doors	3
Sprinkler System	Yes
Power	To be verified



Site Plan



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Aerial



Key									
	Property Line	Building Envelope	Office Location	Ingress/Egress	DH Loading	GL Door	Oversized GL Doors	Drive-In Ramp	Rail Doors

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Exterior Photos



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Interior Photos



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Tenancy

Please reach out for additional information.

Disclaimer

This is a Confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the “Owner”), and the tenant (the “Tenant”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form. Photographs contained on the cover and within this Memorandum may have been digitally modified and altered. Any prospective buyer of the Property should rely on their own visual inspections to determine the actual condition of the Property.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither Owner, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa.

If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return this Memorandum to Cresa.

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Think beyond space.

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