

**Industrial/
Flex /Office
Building For
Sale**

19336 Goddard Ranch Ct

Morrison, CO 80465



Property Details:

- List Price: \$1,300,000
- For Lease: Between 240-998 SqFt
- Current CAP Rate: 7.2%
- Proforma CAP Rate: 9.4%
- Owner User or Investment
- Building Square Feet: 12,000
- Year Built: 1998
- Use: Mixed-Use (industrial, storage, warehouse, office, more)
- 84% Leased
- Dedicated Clean Room
- Ample Parking
- Fiber Optic Internet

For More
Information
Please
Contact



Jim Thomas

Broker Associate

Cell: 720.317.9621

jim@thomasratay.com

For Showings: 303.543.0625

Tenant Stability & Strong Trade Mix:

The property benefits from a stable, diverse tenant mix, including established trades and service businesses. Several tenants, such as Conifer Plumbing, Altitude, and Red Rock Toffee, have occupied the property for over 10 years, while others like Neteo and Daily Wellness have been in place for more than 4 years. This long-term tenancy underscores the property's appeal and the strength of its tenant base, offering excellent stability and income consistency for future ownership.

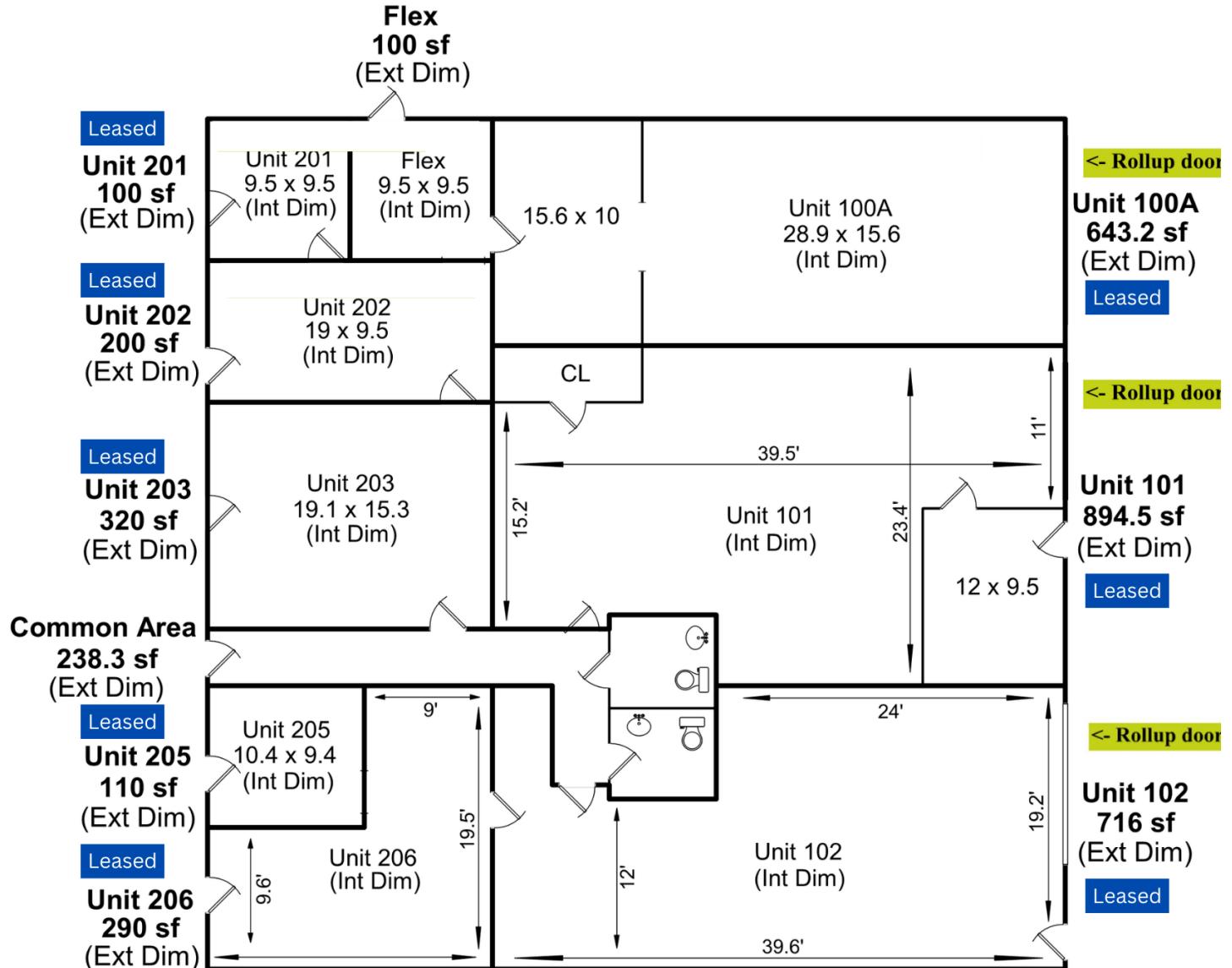
RE/MAX Alliance | 4770 Baseline Rd #220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

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**19336 Goddard Ranch Ct,
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Building Phase 1**

Max Ceiling Heights: 10'



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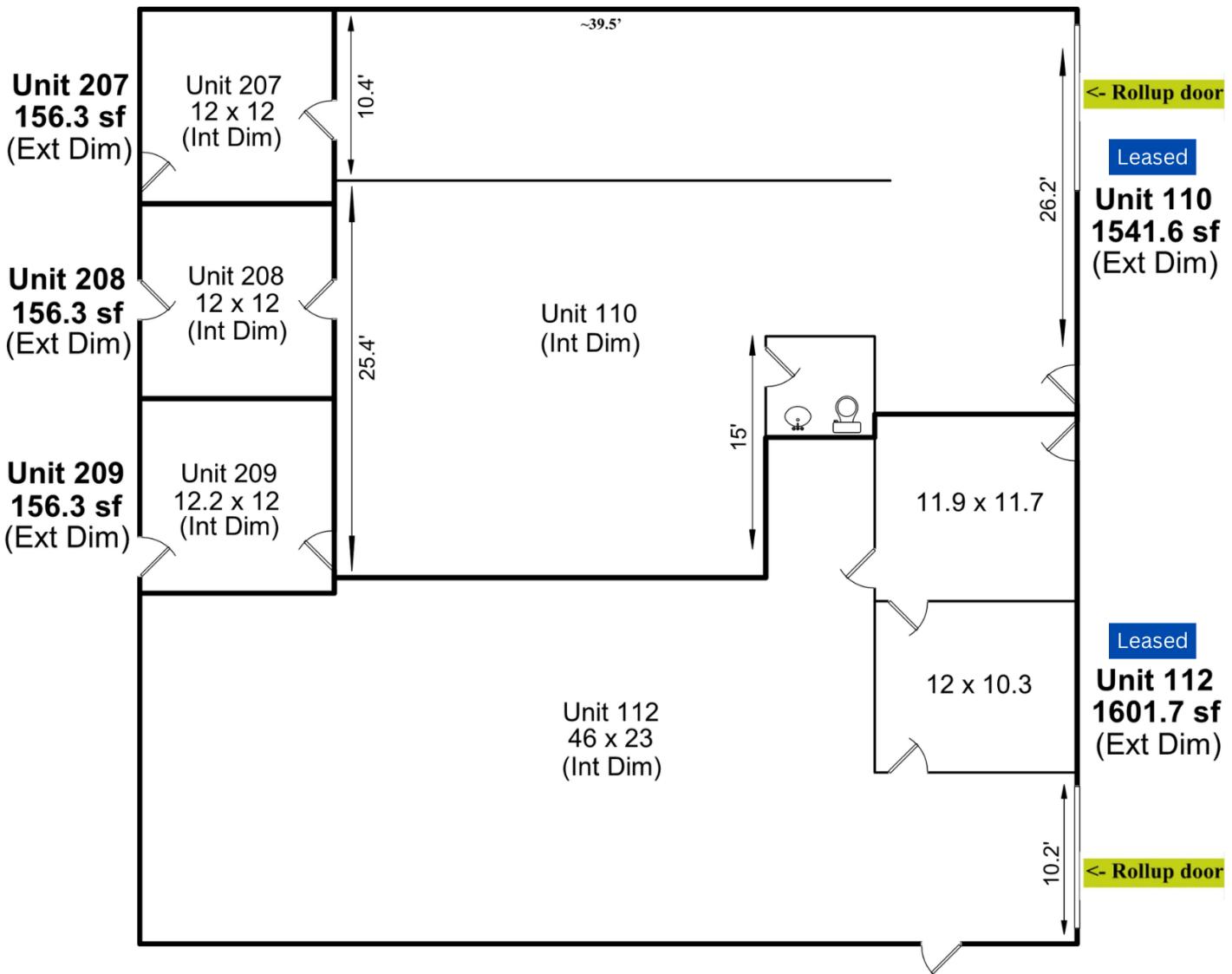
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**19336 Goddard Ranch Ct,
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Building Phase 2

Max Ceiling Heights: 12'



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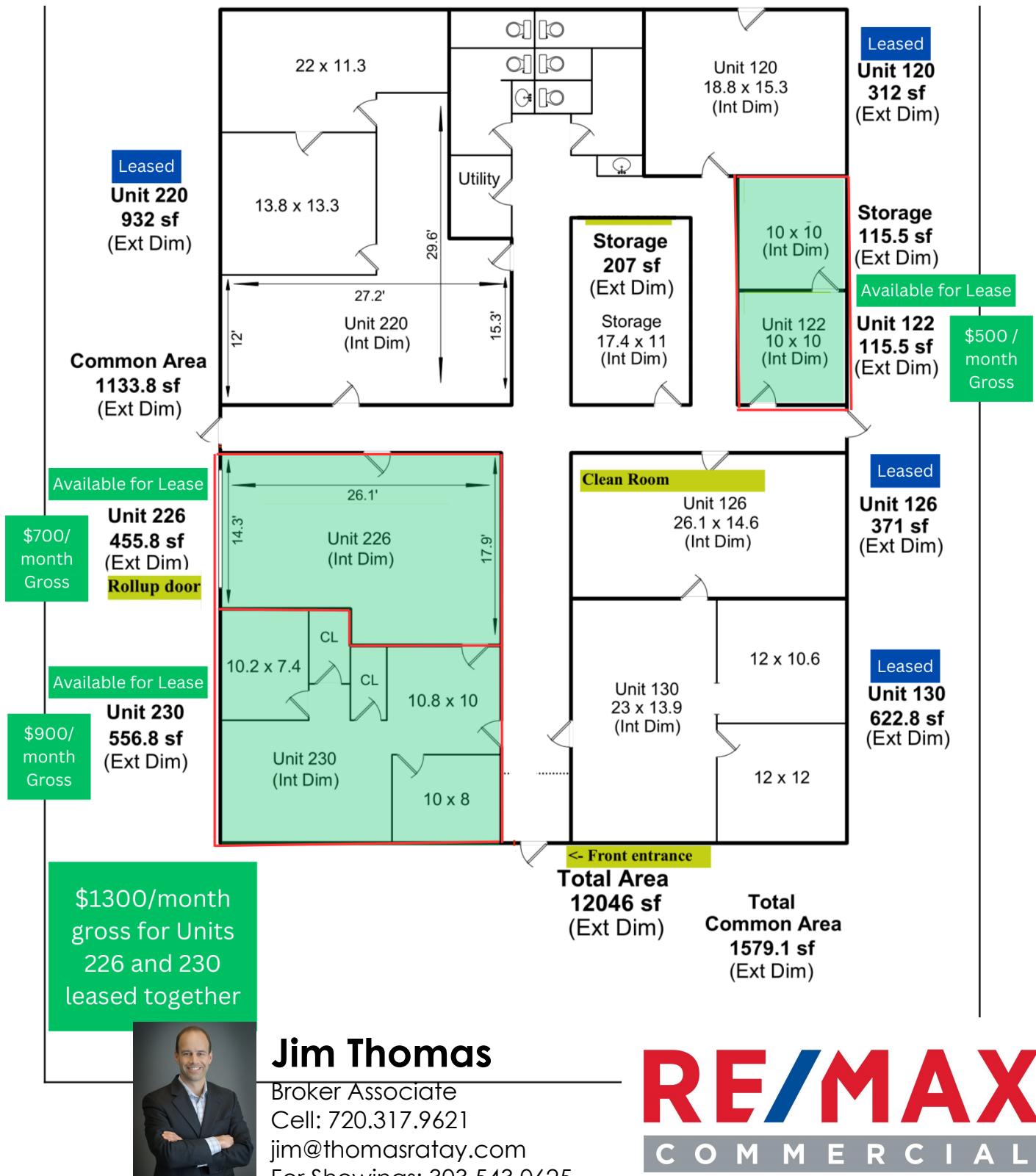
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Building Phase 3

Max Ceiling Heights: 10'



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TRAFFIC COUNTS:
Hwy 285 & Goddard
Rach Ct

- Avg. 28,898
Daily Volume

Demographics	1-mile	3-mile	5-mile
2024 Est. Population	451	7,496	29,304
2029 Proj. Population	445	7,349	28,728
2024 Est. Households	170	2,769	11,407
2029 Proj. Households	167	2,712	11,173
2024 Est. Average HH Income	\$197,894	\$189,162	\$159,604
2024 Est. Median HH Income	\$177,999	\$168,866	\$132,720
2024 Est. Median Housing Value	\$930,722	\$900,595	\$741,997

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