





INVESTMENT PROPERTY FOR SALE



FOR SALE

836 Synthes Avenue
Monument, CO 80132

PROPERTY SPECIFICATIONS

 LOCATION:	836 Synthes Ave. Monument, CO 80132
 LOT SIZE:	+/- 1.4 Acres Fully Fenced
BUILDING:	4,960 Sf
 PURCHASE PRICE:	\$1,900,000
CAP RATE:	6.63%
NOI:	\$126,000
 ZONING :	LI - Light Industrial

! ADDITIONAL INFORMATION

- 7 year NNN lease
- Option to renew (5) years
- Anticipated delivery date: Late Q1 - Q2
- 12' and 14' OHD
- Great long term investment
- Very limited fenced Industrial property in Monument
- Approved for outdoor storage. Extremely rare!
- Flat lot
- Off-site water retention
- Light industrial zoning permits a wide range of uses
- Brand new building


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President



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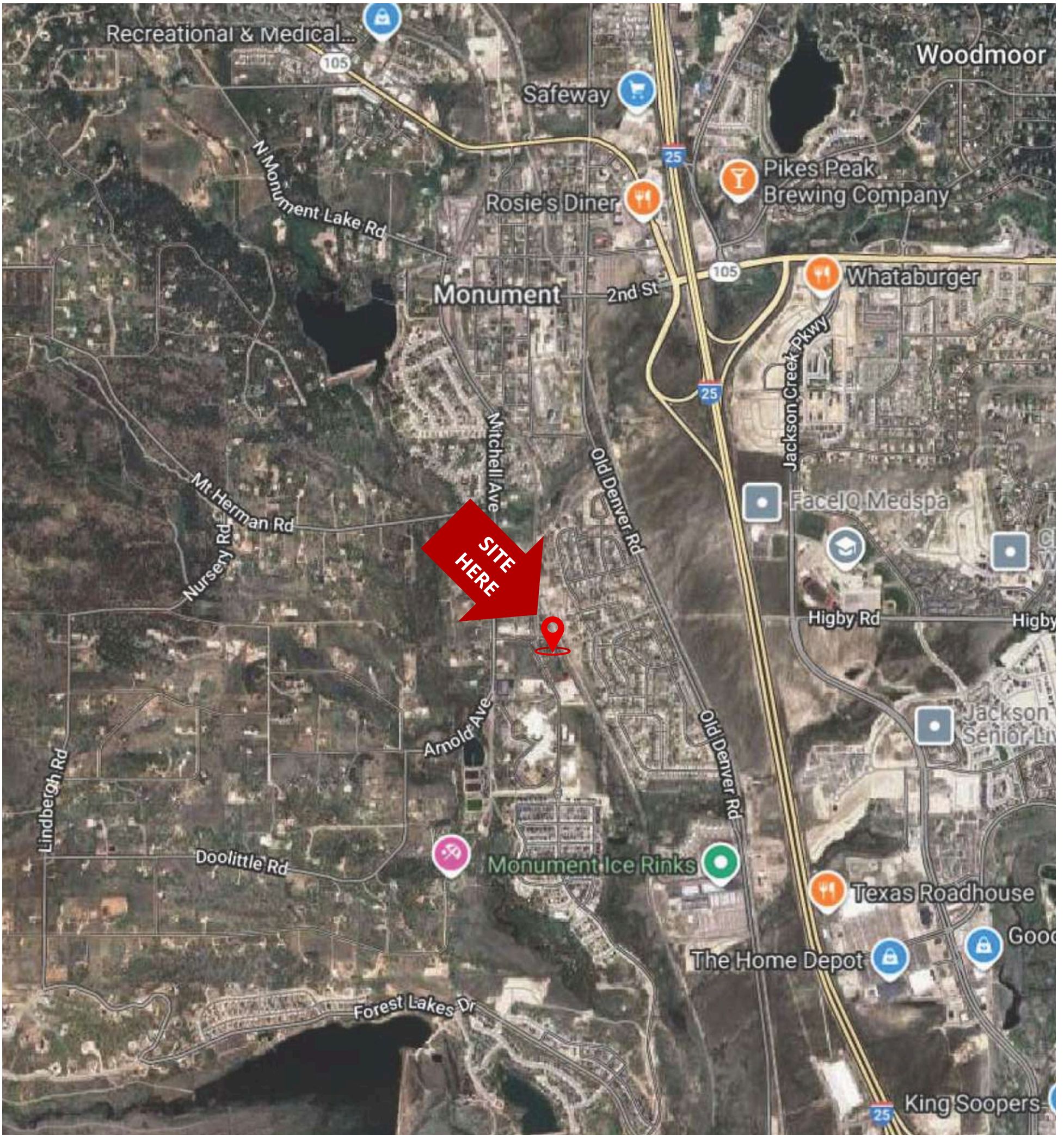
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AERIAL



* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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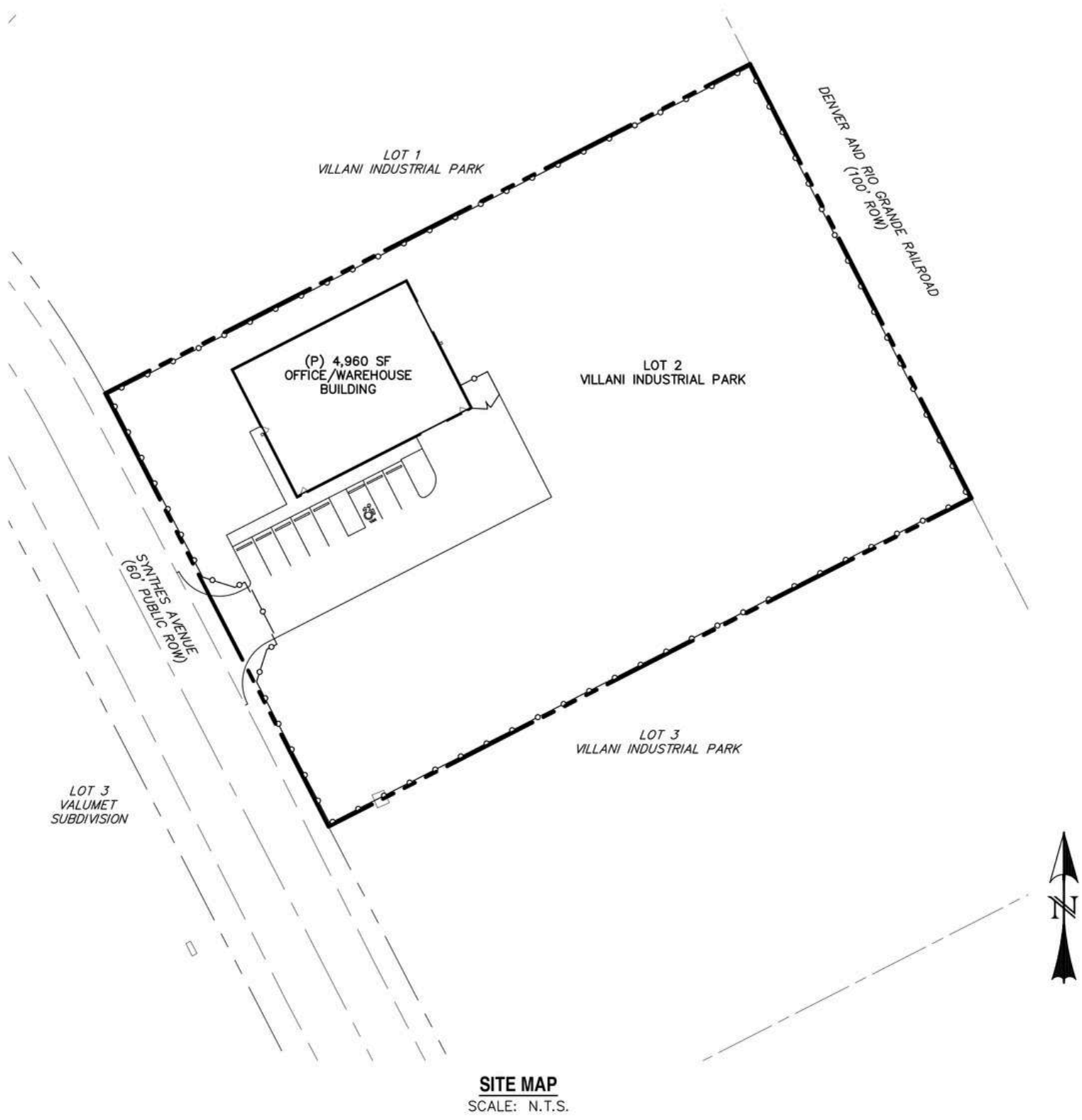
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SITE PLAN



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