

RARE SUBURBAN DENVER

STNL Industrial Investment

5.42 ACRES | 99,000 SF | 10 YRS PRIMARY TERM
1211 ATCHISON COURT CASTLE ROCK, CO 80109

\$ PURCHASE PRICE
\$14,500,000

↑ CAP RATE
6.5%

🕒 TERM REMAINING
10 YRS

MASTER MAGNETICS, INC.
MAGNET
SOURCE™

navpoint
REAL ESTATE GROUP



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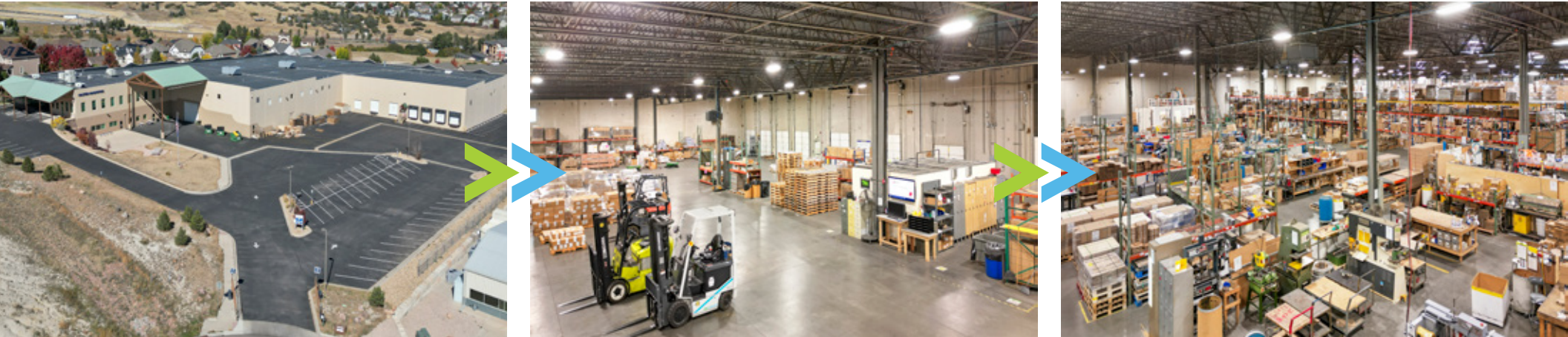
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EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present the exceptional opportunity to purchase this single-tenant net-leased Class A Industrial property currently occupied by Master Magnetics. Located at 1211 Atchison Court in Castle Rock, Colorado, this 99,000 SF facility sits on 5.42 acres conveniently located just minutes from Interstate 25. Master Magnetics recently executed a ten (10)-year lease renewal with another ten years in renewal options at attractable annual increases in base rent.

Investment Highlights

- Strong Credit Tenant - Master Magnetics - 10 Years Primary Term Remaining
- Rare Large Scale Industrial in Booming Castle Rock
- 48 Year Old Company (founded in 1976) with a Strong Financial Operating History
- Submarket Strategically Located Equal Distance Between Denver & Colorado Springs



INVESTMENT OVERVIEW

 PURCHASE PRICE
\$14,500,000

 CAP RATE
6.5%

 SITE SIZE
5.42 ACRES

 BUILDING SIZE
99,000 SF



BUILDING DETAILS

15,000 SF of Modern High Image Office and 84,000 SF of Warehouse

Height

- Clear Height 18'1" – 27'7"

Loading

- 1-16' X 20' Drive-In Loading door
- 7-Dock Loading Doors (6-10' x 9', 1 8' x 9') (1 additional 8' x 8' Dock Door pop-out)

HVAC

- RTU's total 7
- #1 – 3 ton York (original 2006)
- #2- 8.5 ton (new 2021) Daiken
- #3 – 4 ton York (original 2006)
- #4 – 8.5 ton (new 2021) Daiken
- #5 -10 ton (new 2021) Daiken
- #6 – 7.5 ton (new 2021) Daiken
- #7 – 4 ton York (original 2006)

Huge HVAC units in Warehouse

- #1 Titan MAU (new 2023) 2,100 BBH w/evap
- #2 Titan MAU (new 2023) 2,100 BBH w/evap

Small Hvac Unit in Small Warehouse Room

- #3 Make up air unit – small heat only Bananza 3 H.P. Rated 4,000 CFM

Roof

- Single-ply roof with 60 mil EPDM (new 5/2024)
- 20-year NDL system warranty (transferable)

Parking Lot

- Resurface/Patch/Restripe (Summer 2022)



TENANT OVERVIEW



FOUNDED	1976
OWNERSHIP	Factor89
HEADQUARTERS	Castle Rock, CO
2 ND LOCATION	Marietta, OH
WEBSITE	www.magnetsource.com

MASTER MAGNETICS, INC. was founded in 1976 in Castle Rock, Colorado. Master Magnetic is focused exclusively on manufacturing and distributing magnets and magnetic devices for commercial, industrial, and consumer use. The Magnet Source® brand is a registered trademark of Master Magnetics, Inc. and represents exceptional quality, expertise, and customer service. Our large inventory and warehousing capabilities (more than 20 million magnets in stock), along with regional production and distribution facilities, ensure fast and cost-effective delivery throughout North America. Our 99,000-square-foot headquarters is the home of our primary operations and distribution center. A second distribution facility in Marietta, Ohio ensures timely delivery to customers located on the East Coast and beyond. Master Magnetics provides a broad range of product offerings for business and consumer use - we're your best source in the magnetic field.

"For 48 years, Master Magnetics has committed to delivering exceptional products and has built a strong customer base," said Jennifer Brown, CEO of Master Magnetics. "Factor89's strategic approach and resources will enable the company to scale operations and innovate further to meet the market's evolving needs."



CASTLE ROCK, Colo.--([BUSINESS WIRE](#))--Master Magnetics Inc., a US-based manufacturer and distributor of magnetics, is honored to announce its acquisition by Factor89 Group, a specialized private equity firm with a history of successful investments in the manufacturing and distribution industry.

Factor89

OWNERSHIP	Private Equity
HEADQUARTERS	Chicago, IL
WEBSITE	www.factor89.com

FACTOR89 is a specialized private equity firm with investments in the manufacturing and distribution industry. specialize in growing businesses through hands-on investment management. Factor89 dedicates time, energy and resources to our partners through long-term commitments, with the goal of improving and enriching the lives of all involved.

With over twenty-five years of successful investment and operational experience, Factor89 has implemented a tried-and-true methodology grounded in principles and disciplined strategies. With a focus on optimizing operations and increasing productivity, Factor89 achieves wise, profitable, long-term growth.

LOCATION MAP

SITE



CASTLE ROCK

COLORADO SPRINGS

DENVER

Denver International Airport

DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

2026 Projection

4,868

47,036

81,628

2021 Estimate

4,369

42,608

73,959

Growth 2010-2021

4.7%

3.4%

3.4%

Average Age

37.4

37.6

37.9

Average Household Income

\$109,864

\$127,632

\$139,519

BUSINESS

Total Businesses

562

2,277

2,586

Employees

6,108

21,593

23,885

RETAIL MAP



SITE

WOLFENBERGER INDUSTRIAL DISTRICT

WOLFENBERGER INTERCHANGE



DOWNTOWN CASTLE ROCK

**UNDER CONSTRUCTION:
\$125M CRYSTAL VALLEY
INTERCHANGE**



**COMING
2027**



**PLUM CREEK
INTERCHANGE**

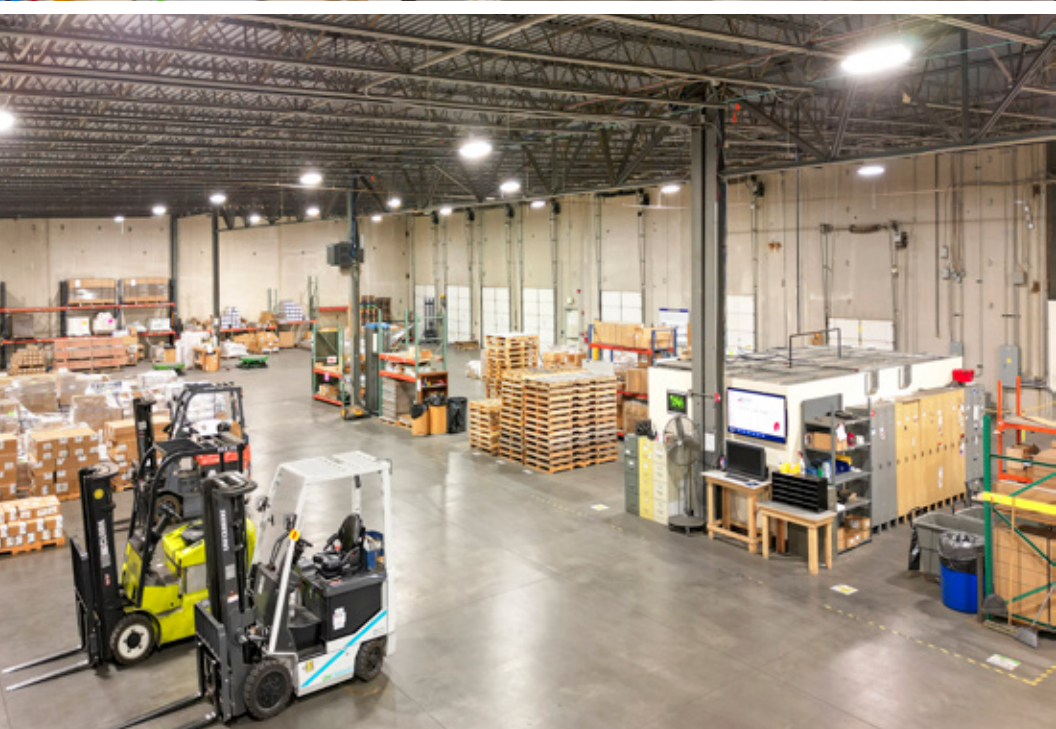
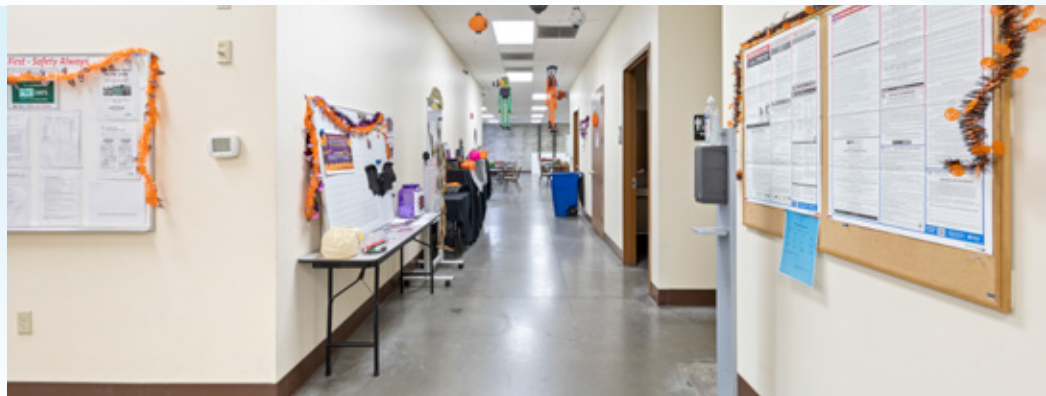
PROPERTY PHOTOS



PROPERTY PHOTOS



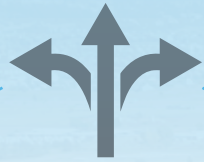
PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW



EASY ACCESS TO I-25,

thereby connecting the Property and the entire front range.



LOCATED IN THE HIGHEST MEDIAN HOUSEHOLD INCOME COUNTY IN COLORADO

at \$139,010 (census) and the only county in Colorado ranked in the top 10 Richest Counties in the U.S.



DOUGLAS COUNTY'S POPULATION HAS INCREASED

5.03% from April 2020 to July 2023 and ranks as the 2nd fastest growing county in the state.



THE LOWEST UNEMPLOYMENT RATES IN THE STATE

The county boasts one of the lowest rates at 3.80%.

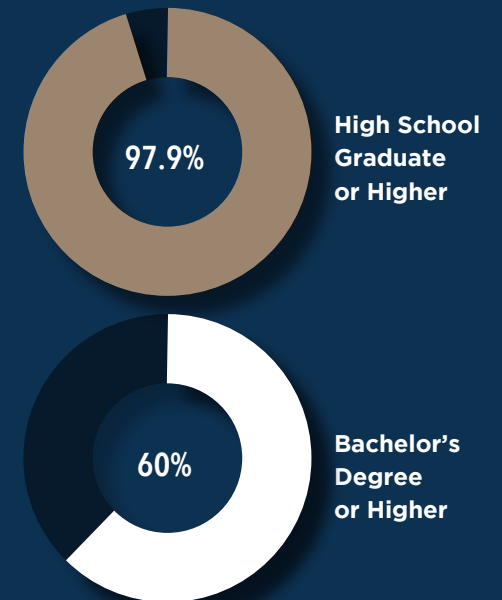
DOUGLAS COUNTY

Douglas County ranks particularly well in the household income, homeownership rate, and educational attainment categories. Combining these with great location, excellent schools, wonderful weather, and outstanding recreational and cultural opportunities is why more than 350,000 call Douglas County their home. With historically low vacancy rates and some of the strongest lease rates in Front Range Colorado, industrial development and overall activity have boomed in Douglas County over the past decade. Placed at a strategic advantage with the I-25 corridor running right down the middle, the county has been a strong option for companies seeking simple options for distribution and logistics.

Douglas County's Largest Employers

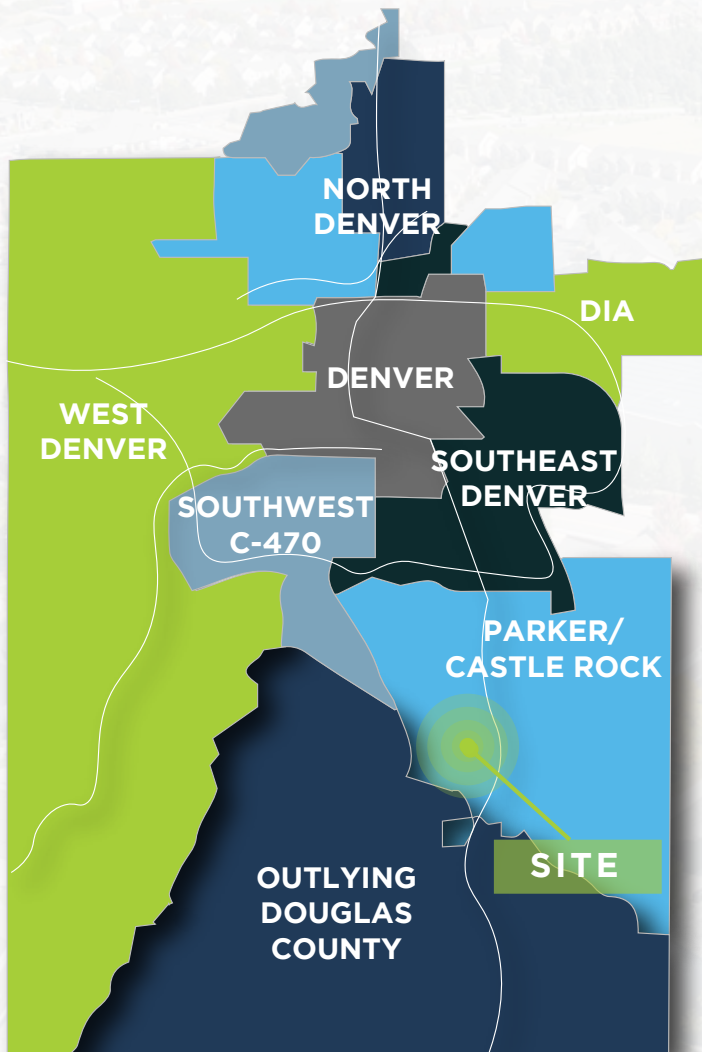
Charles Schwab
DISH
Network Centura Health
HealthONE
VISA Debit Processing
Services Specialized Loan
Servicing
IHS Markit
Jacobs Engineering Group
Wind Crest
Kaiser Permanente

Douglas County Educational Attainment Chart



PARKER/ CASTLE ROCK SUBMARKET OVERVIEW

The Parker/Castle Rock submarket is one of Metro Denver's rapidly growing industrial markets, encompassing approximately 2.1 million square feet of inventory. Since 2016, the submarket has experienced notable growth with 334,825 square feet of new industrial space delivered over the past eight quarters. In 2023, Parker/Castle Rock recorded 86,800 square feet of positive net absorption, contributing to robust demand trends. The submarket's vacancy rate stands at 3.4%, a decrease of 90 basis points year-over-year, and compares favorably to its five-year average of 4.4%.



MARKET OVERVIEW



340,049
Total Population
Within 5 Miles



\$108,037
Average Household Income
Within 5 Miles



179,017
Employees
Within 1 Mile

MARKET OVERVIEW

1211 ATCHISON



“LOCATED IN THE **8TH RICHEST COUNTY IN THE USA**”*

CASTLE ROCK, COLORADO - DOUGLAS COUNTY is a world-class community nestled just south of Colorado’s capital city. With more than 70,000 residents, Castle Rock values its small-town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth. Slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community’s history and heritage.

The Town’s identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

*Source: US News and World Reports, December of '23

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	4,868	47,036	81,628
2021 Estimate	4,369	42,608	73,959
Growth 2010-2021	4.7%	3.4%	3.4%
Average Age	37.4	37.6	37.9
Average Household Income	\$109,864	\$127,632	\$139,519

BUSINESS

Total Businesses	562	2,277	2,586
Employees	6,108	21,593	23,885



MARKET OVERVIEW

Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

**MAJOR
TRANSPORTATION
CENTER**



**EMPHASIS ON
SKILLED JOBS**



**THRIVING
ALTERNATIVE
ENERGY SECTOR**



MARKET OVERVIEW

METROPLEX GROWTH - **ECONOMY**

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%

MANUFACTURING



19%

PROFESSIONAL AND
BUSINESS SERVICES



13%

GOVERNMENT



10%

LEISURE & HOSPITALITY



8%

FINANCIAL ACTIVITIES



18%

TRADE, TRANSPORTATION,
& UTILITIES



7%

CONSTRUCTION



12%

EDUCATION &
HEALTH SERVICES



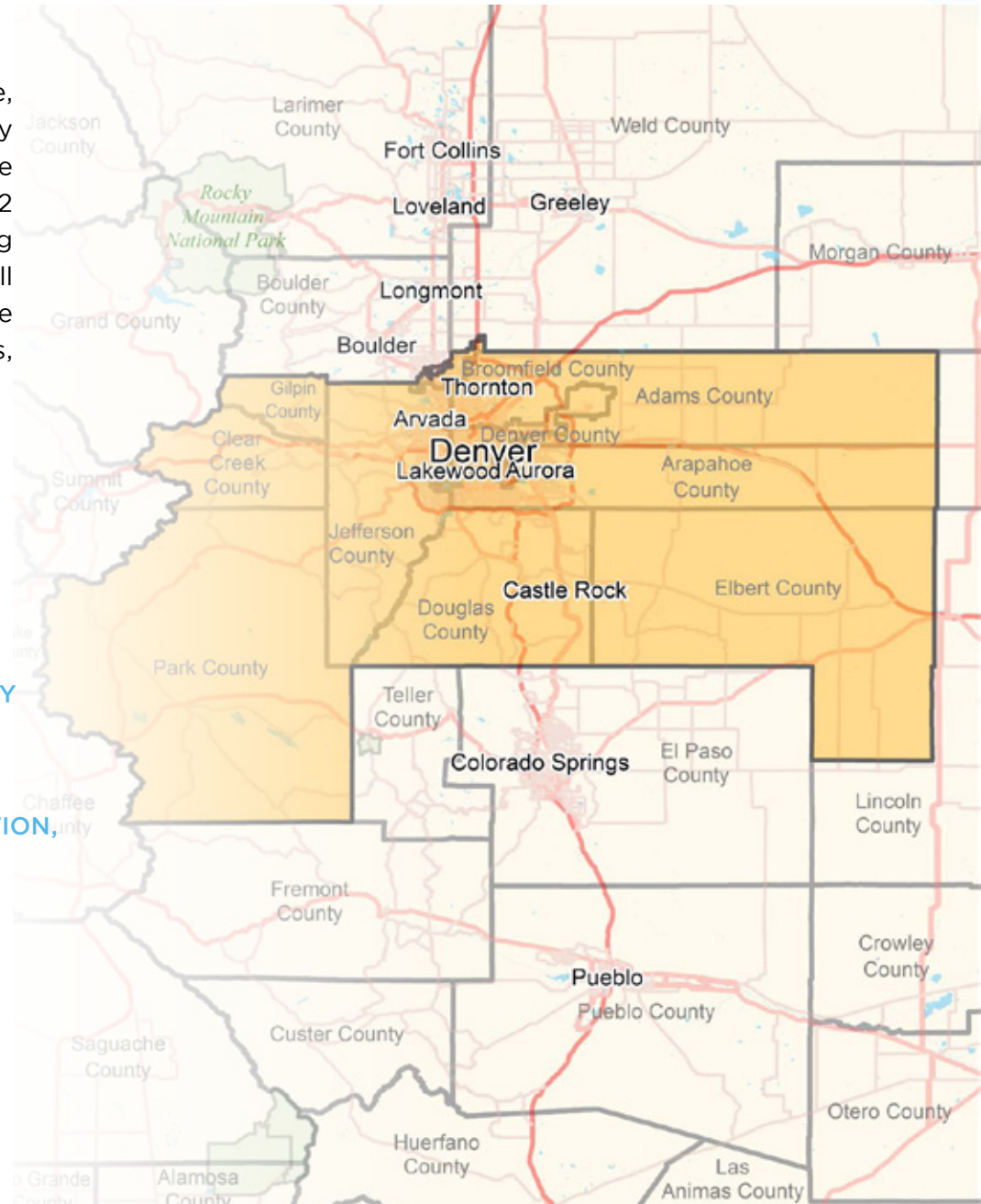
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INFORMATION



4%

OTHER SERVICES



MARKET OVERVIEW

METROPLEX GROWTH - **QUALITY OF LIFE**

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

METROPLEX GROWTH - **DEMOGRAPHICS**

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



POPULATION

2.9M

GROWTH 2022-2027*
5.6%



HOUSEHOLDS

1.2M

GROWTH 2022-2027*
6.3%



MEDIAN AGE

37.0

U.S. MEDIAN
38.6



MEDIAN
HOUSEHOLD
INCOME

\$85,800

U.S. MEDIAN
\$66,400

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