

USER OR INVESTOR OPPORTUNITY

CONFIDENTIAL
OFFERING MEMORANDUM

12300
GRANT STREET

THORNTON, COLORADO 80241



100% LEASED | TWO-TENANT, HIGH-TECH MANUFACTURING | INVESTMENT OPPORTUNITY

 **PINNACLE**
REAL ESTATE ADVISORS



EXECUTIVE SUMMARY

THE OPPORTUNITY

Pinnacle Real Estate Advisors, as exclusive advisor, is pleased to present this opportunity to acquire a 144,024 SF two-tenant high tech manufacturing facility situated on 9.9 acres of land in Thornton, Colorado. The building is 100% leased to two tenants, with one expiring in 2027 and the other through 2029.

THE LOCATION

The Property is located on the East side of I-25 just North of the 120th Avenue interchange in the Washington Square Business Park. The Location provides easy access to the entire north metropolitan area including Broomfield/Boulder, Fort Collins/Loveland and Denver International Airport. Immediate access exists via I-25, E-470, and I-70.

THE MARKET

The North Denver submarket has proximity to a highly skilled workforce, both executive and employee housing, numerous retail amenities, and recreation opportunities. 12300 Grant Street, provides convenient access to extensive amenities and the entire greater Denver metro area.



PROPERTY HIGHLIGHTS

BUILDING SQUARE FEET	*144,425 (BOMA measurement)
CITY / COUNTY	Thornton / Adams
OCCUPANCY	100%
YEAR BUILT / RENOVATED	1977 / 2008 / 2024
SITE AREA	9.9 Acres
ZONING	Business Park (BP)
SALE PRICE	\$19,750,000
PRICE / SF	\$136.74
LEASE TYPE	NNN
YEAR 1 "AS IS" NET INCOME (2026)	\$1,577,010
GOING IN CAP RATE	7.98%



100%
LEASED



HIGH-TECH
MANUFACTURING TENANTS



2

INVESTMENT
OPPORTUNITY



PROPERTY DETAILS

DETAILS	
BUILDING ADDRESS	12300 Grant Street, Thornton, CO 80241
PARCEL NUMBER	157334003009
SITE SIZE	431,244 SF or 9.90 acres
ZONING	Business Park (BP)
TOPOGRAPHY	Level to slightly rolling
WATER / SEWER	City of Thornton
NATURAL GAS	Public / Xcel Energy

BUILDING DETAILS	
BUILDING USE	Industrial, Light Manufacturing, Office
YEAR BUILT	1977
RENOVATION	2008 / 2024
CURRENT OCCUPANCY	100%

PARKING DETAILS	
PARKING SPACES	200
PARKING RATIO	1.39 per 1,000 SF

CONSTRUCTION DETAILS	
CONSTRUCTION TYPE	Concrete Tilt-up
NUMBER OF STORIES	2
FOUNDATION	Poured concrete slab
ROOF	TPO roof installed in 2009
INTERIOR LIGHTING	Fluorescent fixtures / LED
HVAC	Fully air conditioned
CEILING HEIGHT	Mfg 18' and Warehouse 24'
DOCK DOORS	7
DRIVE-IN DOORS	4
% OFFICE	Approx 30%
FIRE SUPPRESSION	Yes
ELECTRICAL SERVICE	15,000 Amps, 480-volt (To be verified)



E 136th Ave

E 136th Ave



Zuni St

Huron St



E 128th Ave

E 128th Ave

Colorado Blvd

**12300
GRANT STREET**



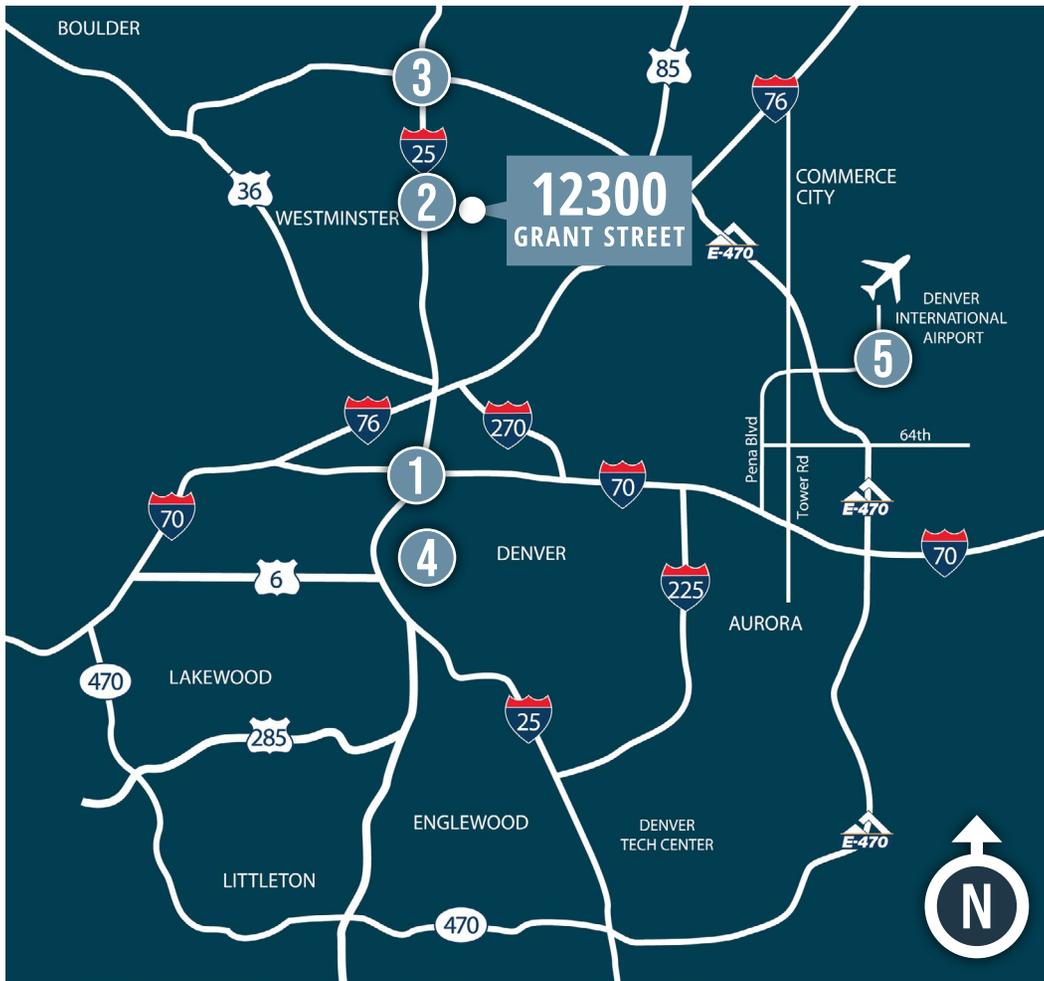
E 120th Ave

E 120th Ave



Federal Blvd

Washington St



LOCATION HIGHLIGHTS

- Conveniently located near I-25, I-70, and E-470
- Within close proximity to the light rail at Eastlake Station and excellent retail amenities in the immediate area
- Within close proximity to multiple Universities, 12300 Grant Street is surrounded by a highly educated talent pool
- Great access to the entire north metropolitan area including Broomfield/Boulder, Fort Collins/Loveland and Denver International Airport

DRIVE TIMES

	DESTINATION	MINUTES
1	I-70 & I-25 INTERCHANGE	24
2	I-25	10
3	E-470	12
4	DOWNTOWN DENVER	30
5	DENVER INTERNATIONAL AIRPORT	40

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES	10 MILES
POPULATION	12,131	125,089	298,047	707,578
AVG HOUSEHOLD INCOME	\$80,042	\$106,460	\$110,478	\$113,316

12300 GRANT STREET



INVESTMENT TEAM

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