

4150

FOX ST

DENVER, CO 80216

LEASE RATE

\$12 - 13/SF NNN



408 SF - 9,873 SF

CONTIGUOUS



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PROPERTY HIGHLIGHTS

Lease Rate	\$12-\$13/SF + NNN
Total Building Size	11,801 SF
Warehouse SF (est.):	3,239 SF
Office Sf (est.):	8,562 SF
Lot Size	0.36 AC (15,625 SF)
Zoning	I-A (Denver)
Dock High Doors	2
Year Built	1955
Property Taxes (2023)	\$20,892
Water Tap Size	1 1/2 Inches

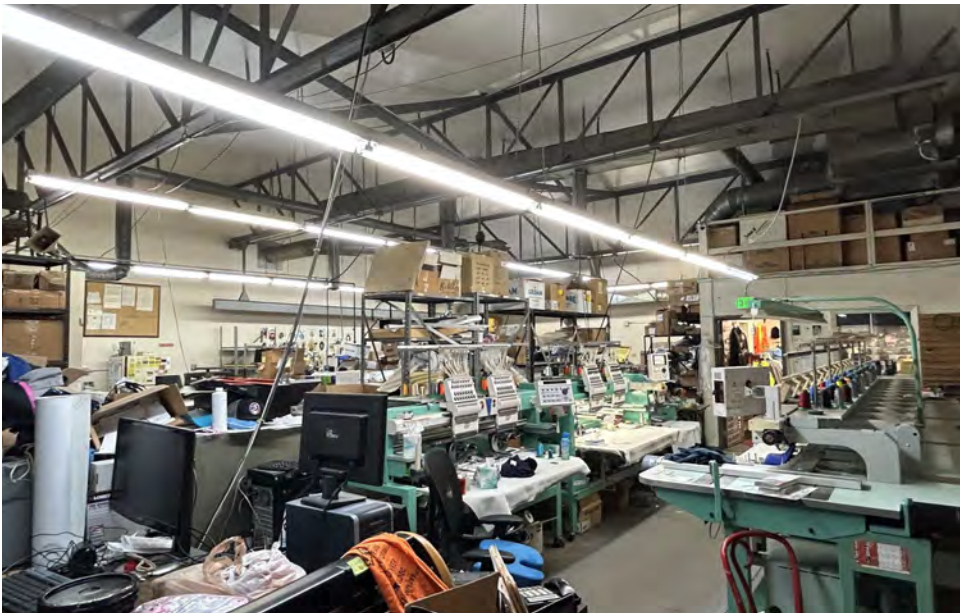
PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present this industrial/flex standalone building in the heart of the growing Globeville neighborhood. Situated next to the visionary Fox Park development, 4150 Fox St is a 11,801 SF building perfect for investors or owner/users looking for a centrally located industrial opportunity. This location provides easy accessibility with multiple modes of transportation providing service to the property. There is also significant potential for retail uses with thousands of multifamily units delivering over the next 24 months.

- Convenient location with access to I-25 & I-70.
- Thousands of multifamily units will be delivered in the next 24 months. Great base for any retail uses.
- Durable masonry construction.



ADDITIONAL PHOTOS

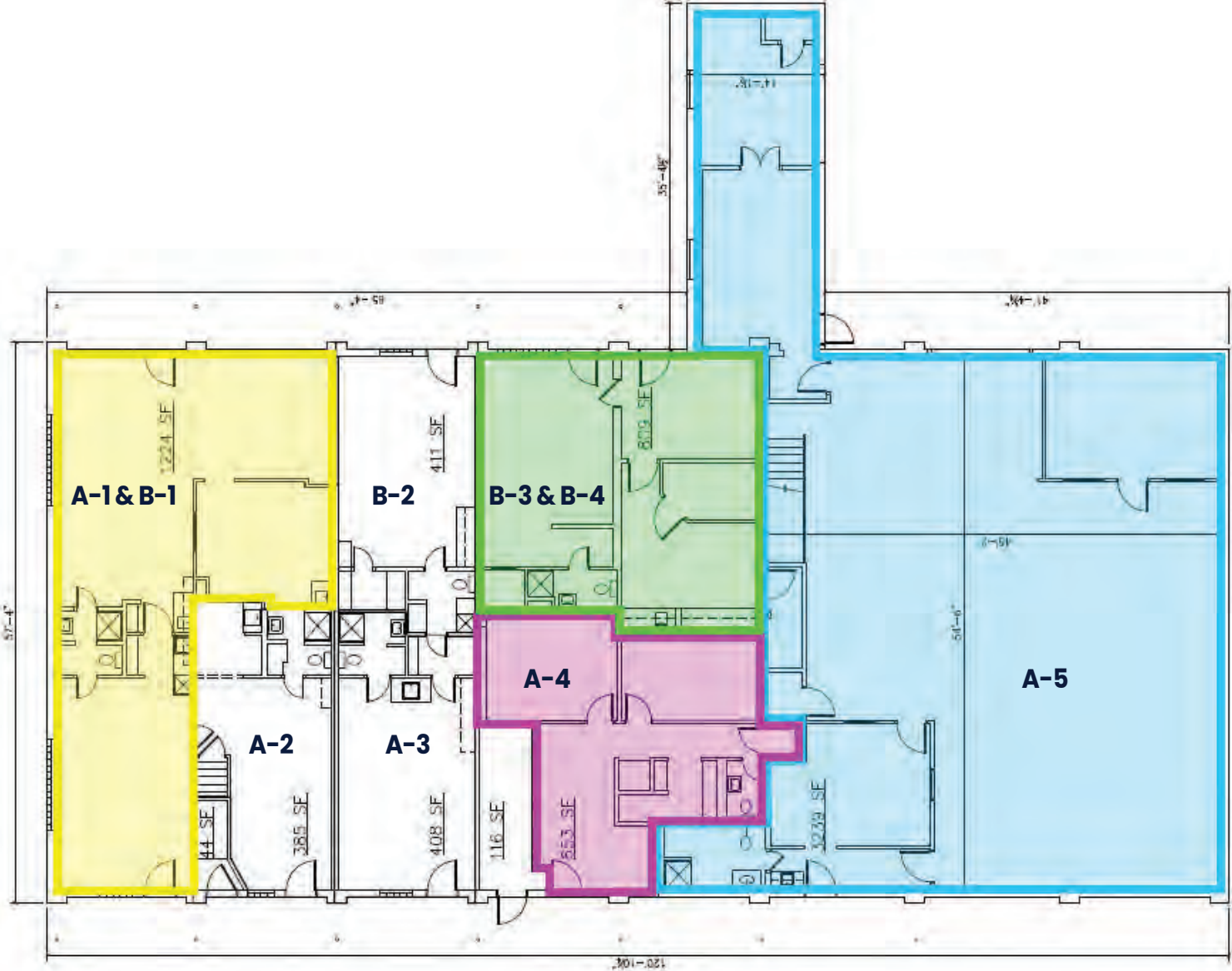


FLOOR PLANS

GROUND FLOOR

UNIT SF:

A-1 & B-1:	1,224 SF
A-2:	386 SF (LEASED)
A-3:	408 SF (LEASED)
A-4:	653 SF
A-5:	3,239 SF
B-2:	411 SF (LEASED)
B-3 & B-4:	809 SF



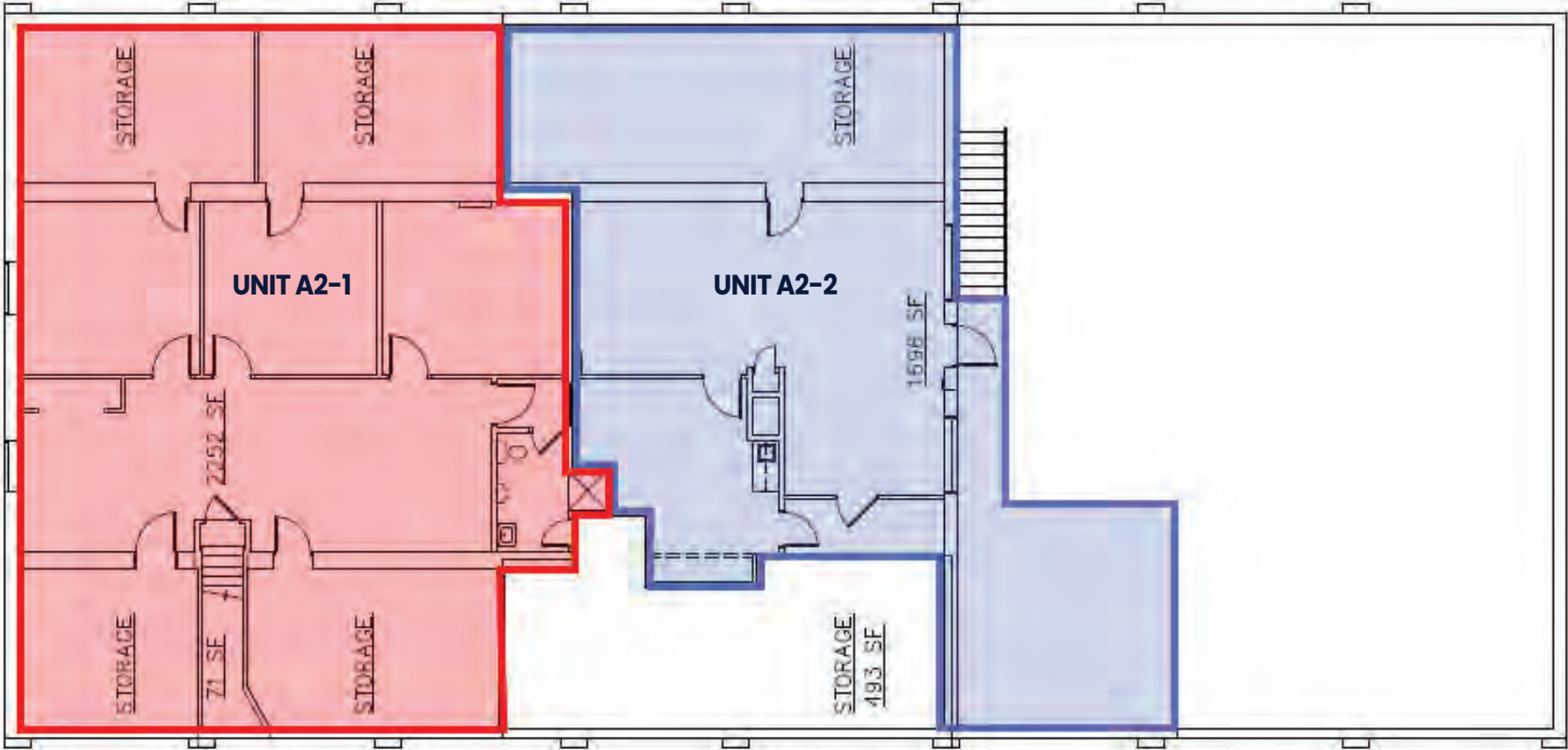
FLOOR PLANS

SECOND LEVEL

UNIT SF:

A2-1: 2,252 SF

A2-2: 1,696 SF



GLOBEVILLE MARKET HIGHLIGHTS



PREMIER CENTRAL **DENVER LOCATION**

The Property is located in Globeville neighborhood within the highly sought after Upper North Central industrial sub-market. With a vacancy rate of only 4.8%, and expected to compress more in 2023, space is hard to come by and even harder to purchase.



HEALTHY MARKET **FUNDAMENTALS**

The Upper North Central industrial market is a regular target among industrial buyers searching for investment opportunities in the Denver metro. Transaction volume over the past year is on par with what has been seen over the past five years. Interest rates are not hurting demand. Rent growth has been healthy as well in the area and Upper North Central has enjoyed a remarkable stretch of rent growth. Industrial rents today are 93.0% higher than they were 10 years ago. That's ahead of the long-term performance in the metro, where rents cumulatively increased by 89.6% over the past decade.



CONSTRAINED **SUPPLY**

There are no supply-side pressures on vacancy or rent in the near term, as nothing is underway. Moreover, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction. Lack of increasing supply and contracting inventory help increase the value of smaller standalone buildings like 4150 Fox.

ACCESS MAP

Exceptional Accessibility

4150 Fox St is ideally located within 1.5 miles of I-70 & Washington St exit and 0.5 miles from the I-25 & W 38th Ave exit, both of which provide convenient access to Denver International Airport and all of the Denver Metro.



**4150 FOX ST
DENVER, CO 80216**

W 38TH AVE

ACCESS

- I-25 - 1 MIN / 0.5 MILES
- I-70 - 3 MINS / 1.5 MILES
- DENVER INTERNATIONAL AIRPORT - 24 MINS / 21 MILES

WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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