

~~\$5,890,000~~

\$5,450,00

SALE PRICE

7123  
7153

S. DILLON COURT  
ENGLEWOOD, CO 80112



# 27,378 SF INDUSTRIAL BUILDING FOR SALE

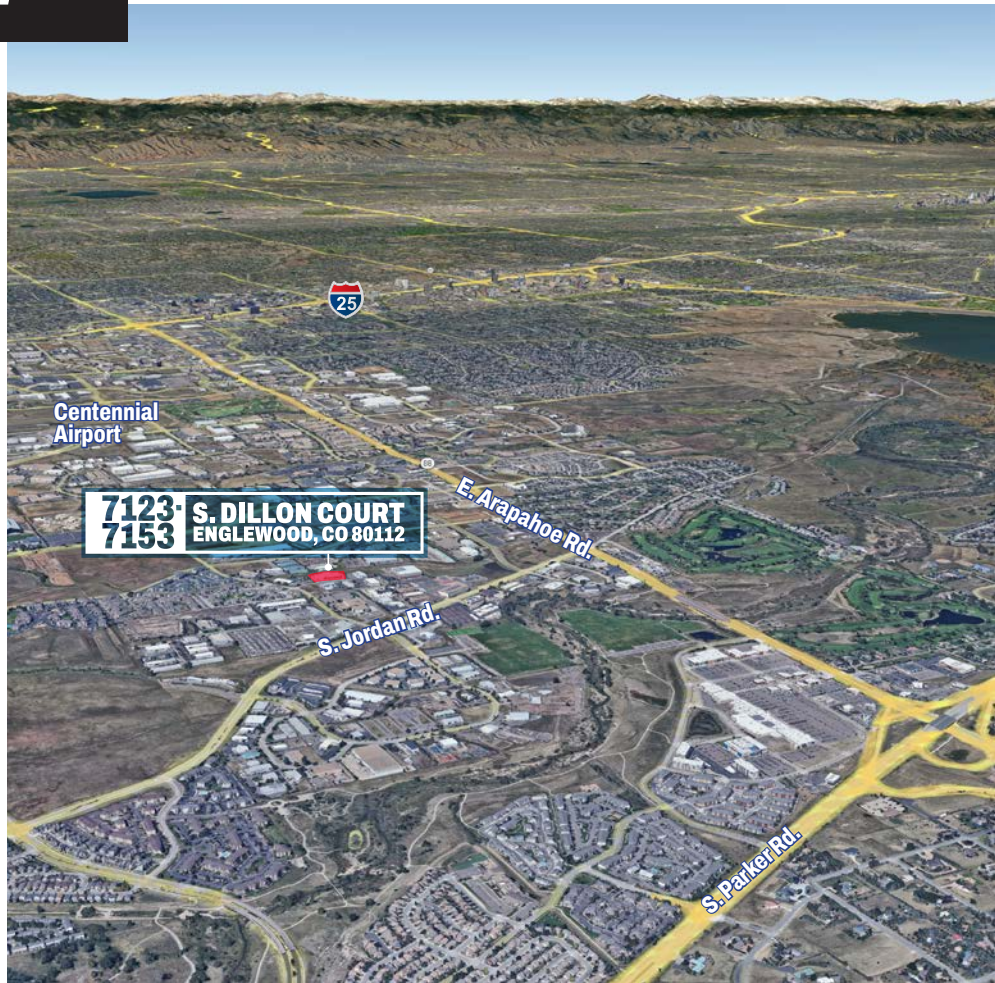
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# PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Sale Price:</b>	\$5,450,00
<b>Building Size:</b>	27,266 SF
<b>Utility Room:</b>	112 SF
<b>Total SF:</b>	27,378 SF
<b>NOI:</b>	\$283,558.92
<b>Lot Size:</b>	2 Acres
<b>YOC:</b>	2019
<b>Zoning:</b>	MU Arapahoe County
<b>Price/SF:</b>	\$199.00
<b>2023 Property Taxes:</b>	\$126,502.49
<b>Loading:</b>	One (1) Dock (9' x 10') w/ Leveler & One (1) Drive-In Door (per unit)
<b>Opex:</b>	\$6.44/SF

## PROPERTY HIGHLIGHTS



100% leased - 3 tenants in place



Low price per square foot



Near future rental growth upside



Located within Centennial East Corporate Center

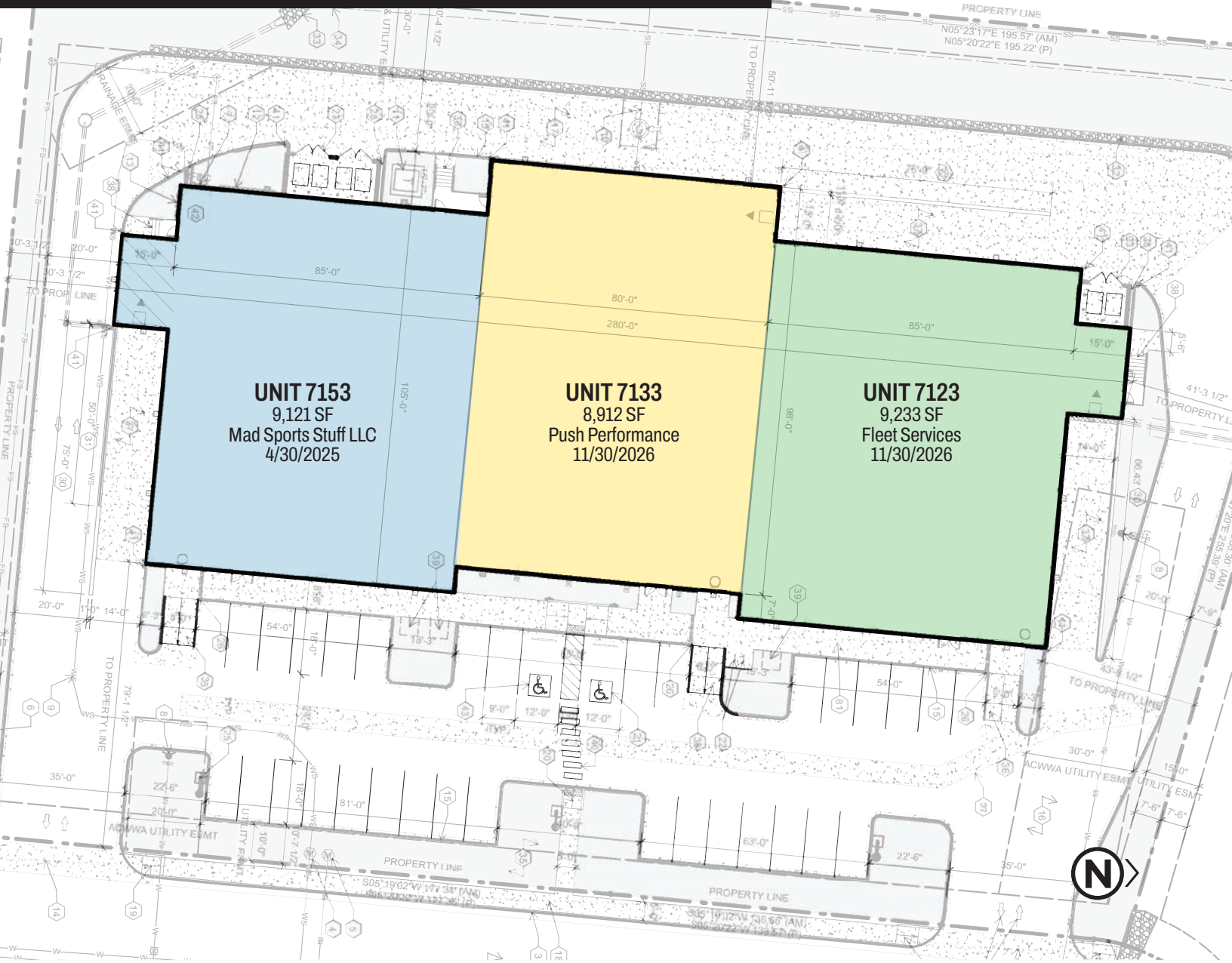





Great Southeast Denver Metro access and in close proximity to many amenities



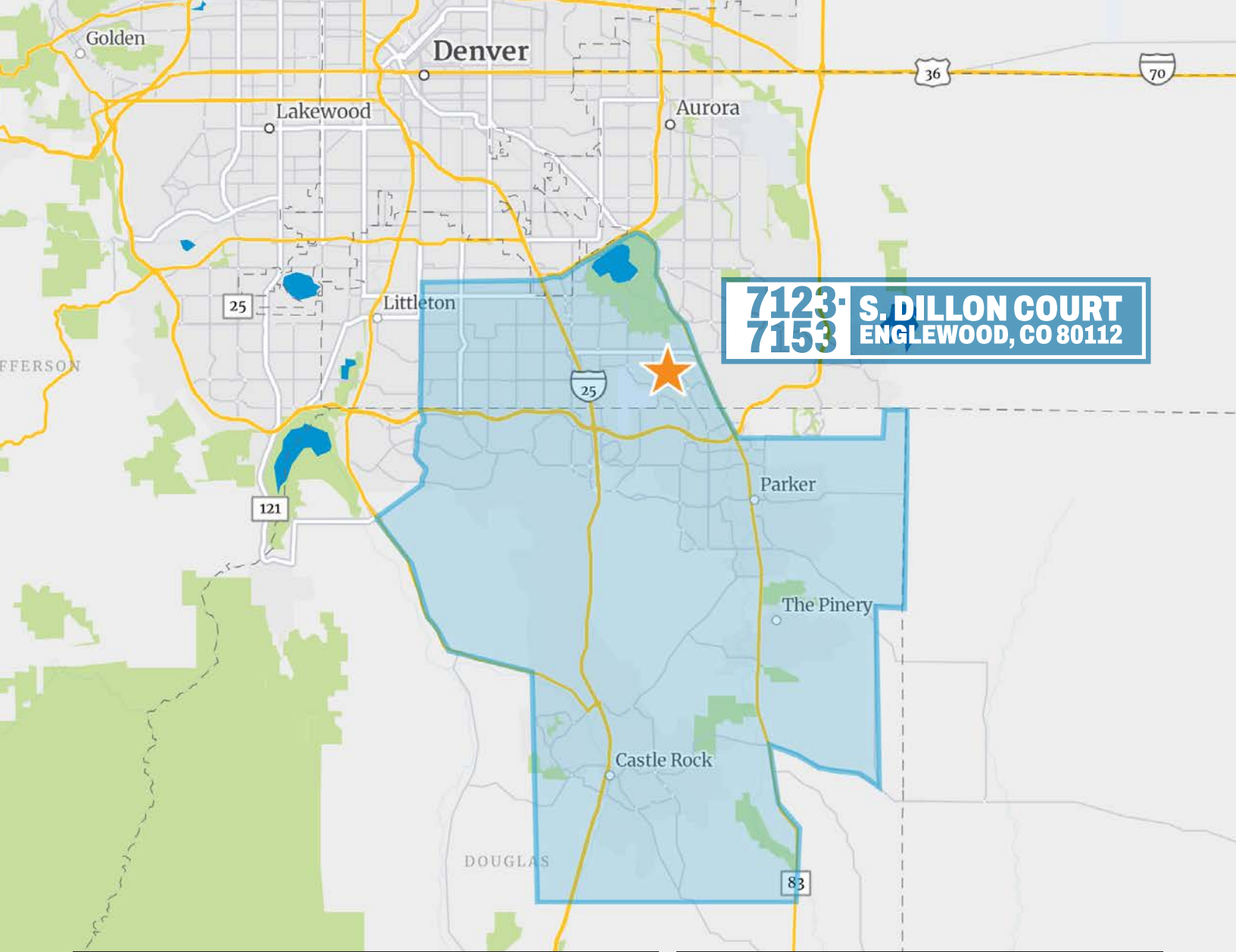
Designed with numerous modern features including clerestory windows, LED warehouse lighting and ESFR sprinklers

# TENANT BREAKDOWN & SITEPLAN



TENANT	SUITE	UNIT SF	LEASE EXPIRATION DATE	BASE RENT	ANNUAL INCOME	LOADING
 Mad Sports Stuff LLC	7153	9,121	4/30/2025	\$11.03/SF	\$100,657.32	One Drive In & One Dock with Leveler
 Push Performance	7133	8,912	11/30/2026	\$10.08 /SF	\$89,832.96	One Drive In & One Dock with Leveler
 Fleet Services	7123	9,233	11/30/2026	\$10.08 /SF	\$93,068.64	One Drive In & One Dock with Leveler
Utility Room No Rent		112				
<b>Total</b>		<b>27,378</b>			<b>\$283,558.92</b>	





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### Q2 2024 SOUTHEAST INDUSTRIAL OVERVIEW

Type	Total SF	Total Vacancy %	Weighted Average Rent (NNN)
Southeast			
Warehouse/Distribution	13,619,339	10.4%	\$11.69
Flex	8,296,844	6.3%	\$14.77
Total	21,916,183	8.9%	\$13.13

### SOUTHEAST SUBMARKET HISTORICAL TOTALS

Quarter	Direct Vacancy %	Absorption
Q2 2024	7.9%	181,933
Quarterly Comparison		
Q1 2024	8.1%	117,451
Q4 2023	7.5%	610,577
Q3 2023	10.0%	219,570
Q2 2023	11.1%	76,235

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