



NNN LEASE INVESTMENT OPPORTUNITY

17,980 SF Off/Whse On 1.75 Acre Site

5347-5353 Sherman Street | Denver, CO 80216



Huge Fenced Yard Area W/ 12'X14' Drive-In Doors & 5-Ton Bridge Crane

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5347-5353 SHERMAN ST.

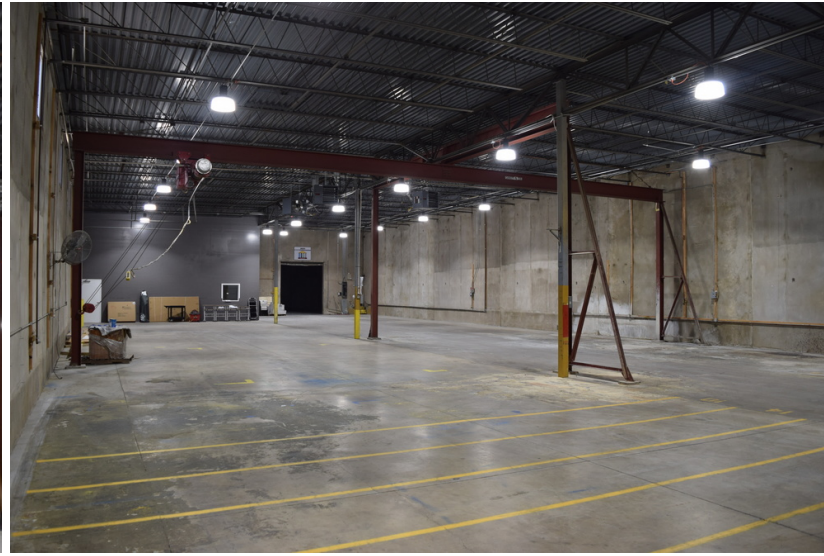
OFFERING SUMMARY

Available SF:	17,980
Sale Price:	\$5,185,432
NOI:	\$259,271
Lot Size:	1.75 Acres
Building Size:	17,980 SF
Grade Level Doors:	Six 12'x14' Doors
Ceiling Height:	17'-20' Clear
Year Built:	1986
Zoning:	I-1
County:	Unincorporated Adams
City:	Denver
Water Tap:	3/4"

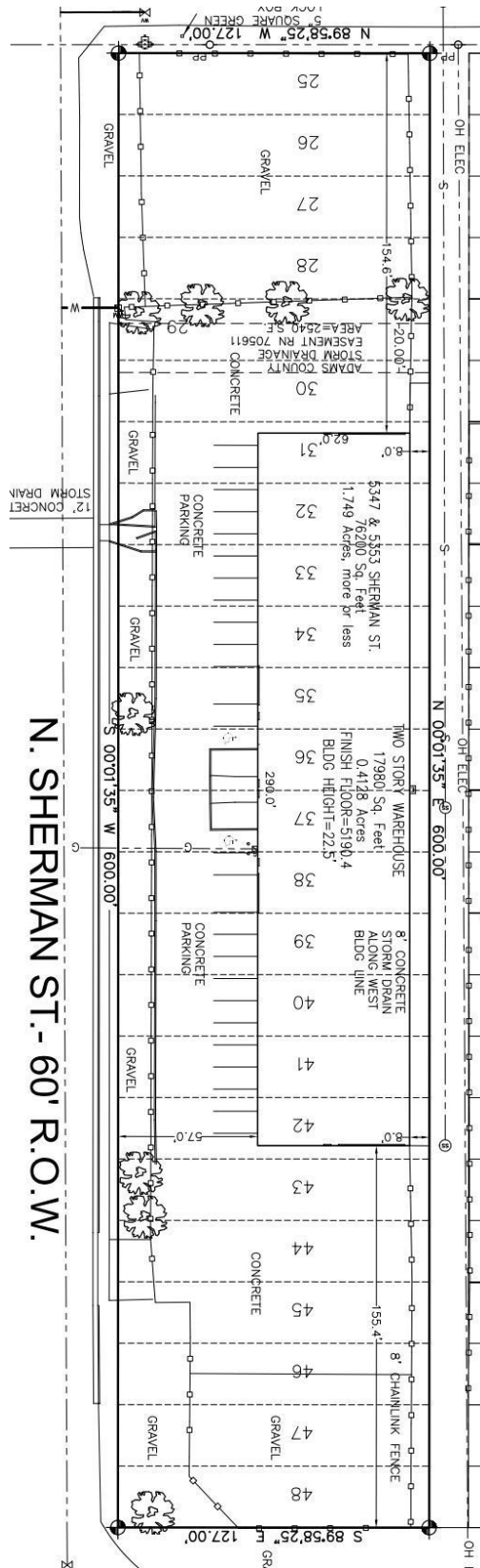
PROPERTY HIGHLIGHTS

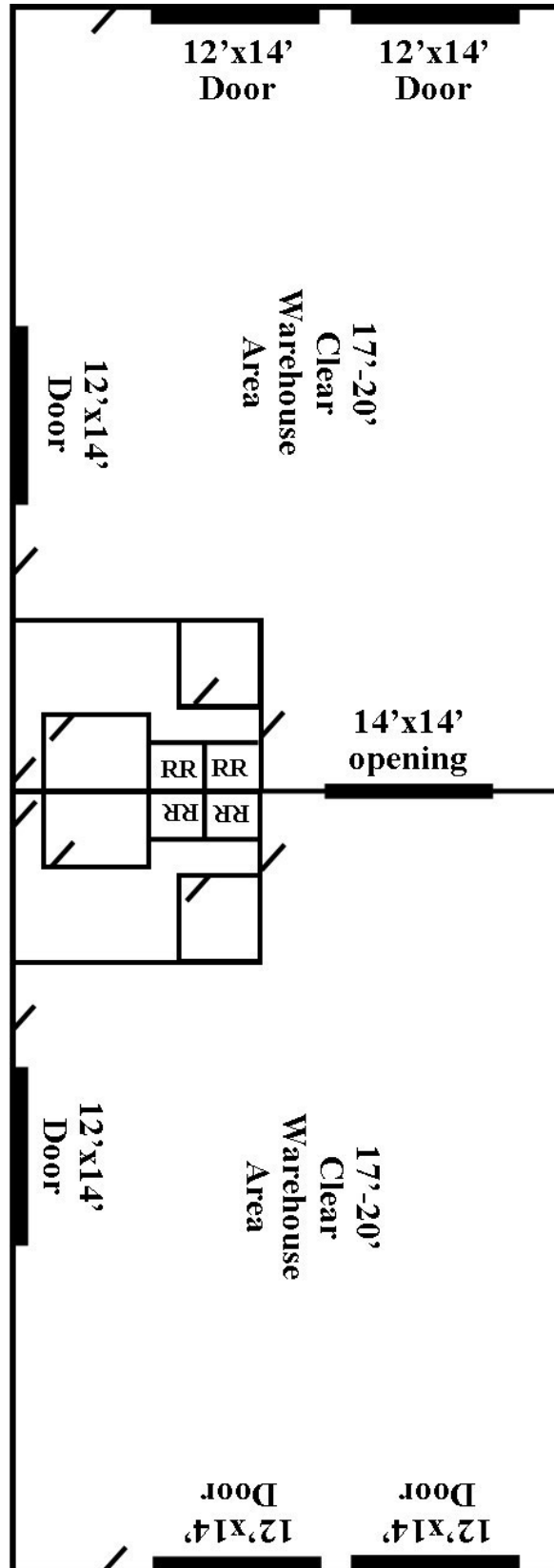
- Leased long term to Lion Electric Co. (NYSE: LEV)
- Current 5% cap rate with annual increases
- 17,980 SF warehouse with fenced yard - large 1.75 acre site
- Total of six 12'x14' drive in doors (expandable)
- 5-ton bridge crane
- Located in Unincorporated Adams County, city of Denver
- Part of the Adams County Enterprise Zone
- 1,400 SF total office area
- 17'-20' clear warehouse area
- Great central location with access via I-70 & Washington Street or I-25 & 58th Ave
- Recent capital improvements include high bay LED lighting, exterior LED lighting, new exterior paint, office renovations, new restrooms, office HVAC, warehouse heaters and more!

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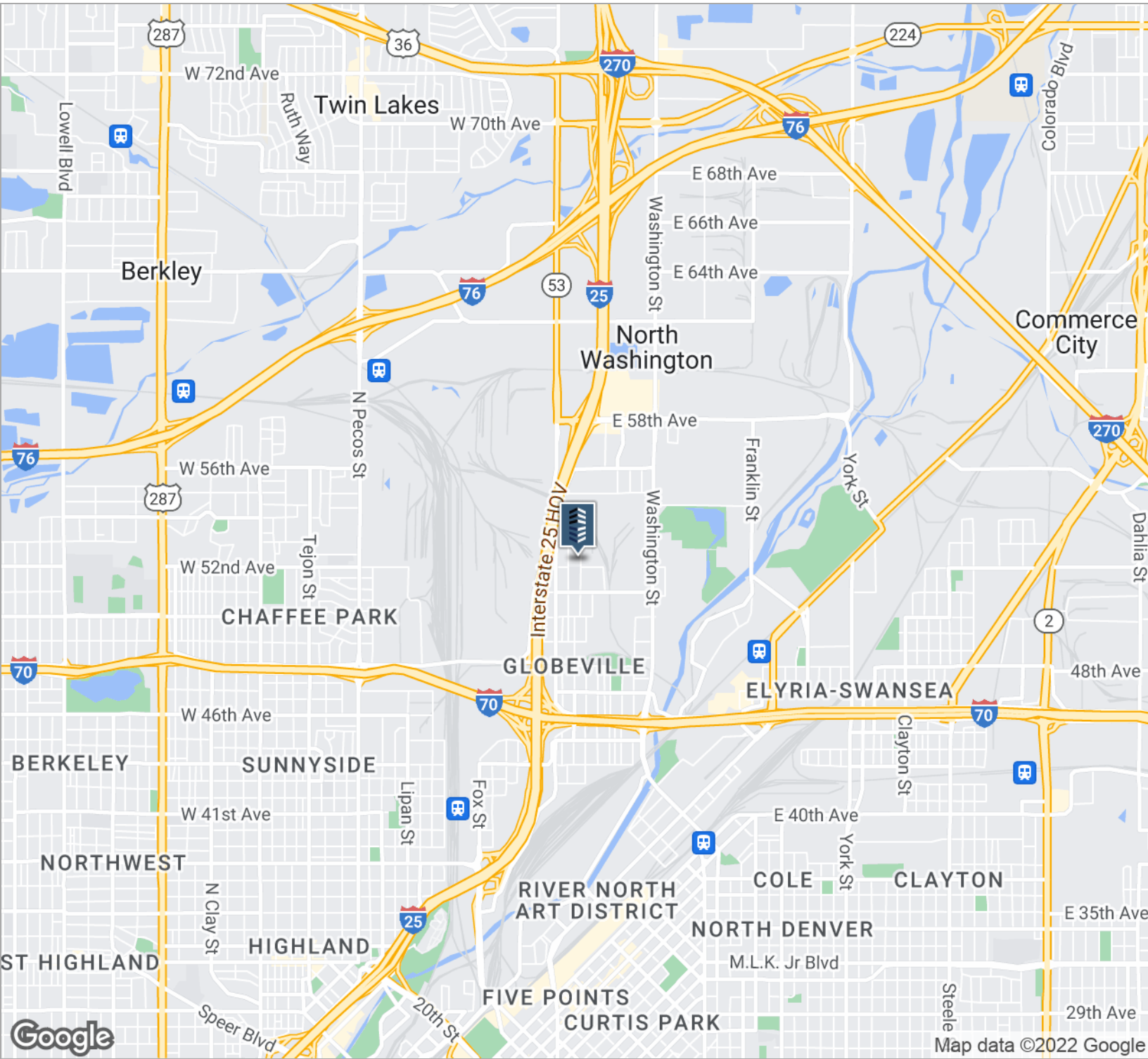


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