



THE DENVER GROUP
COMMERCIAL

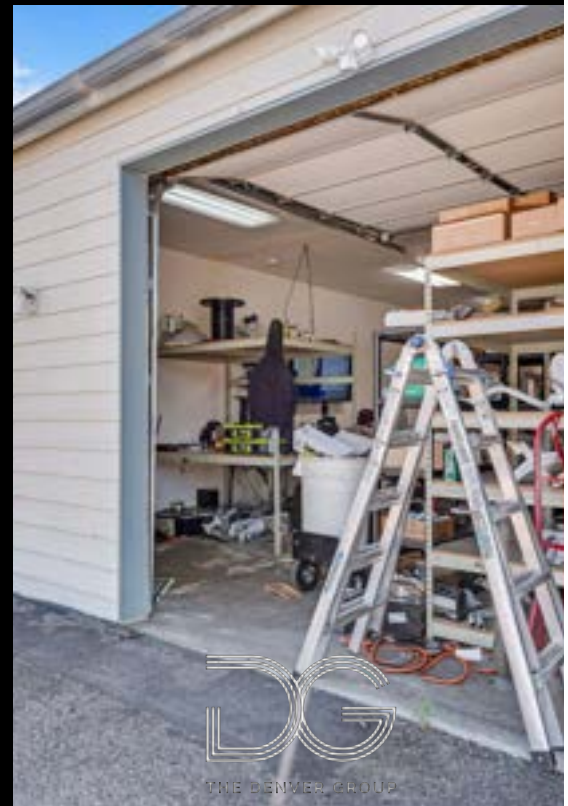
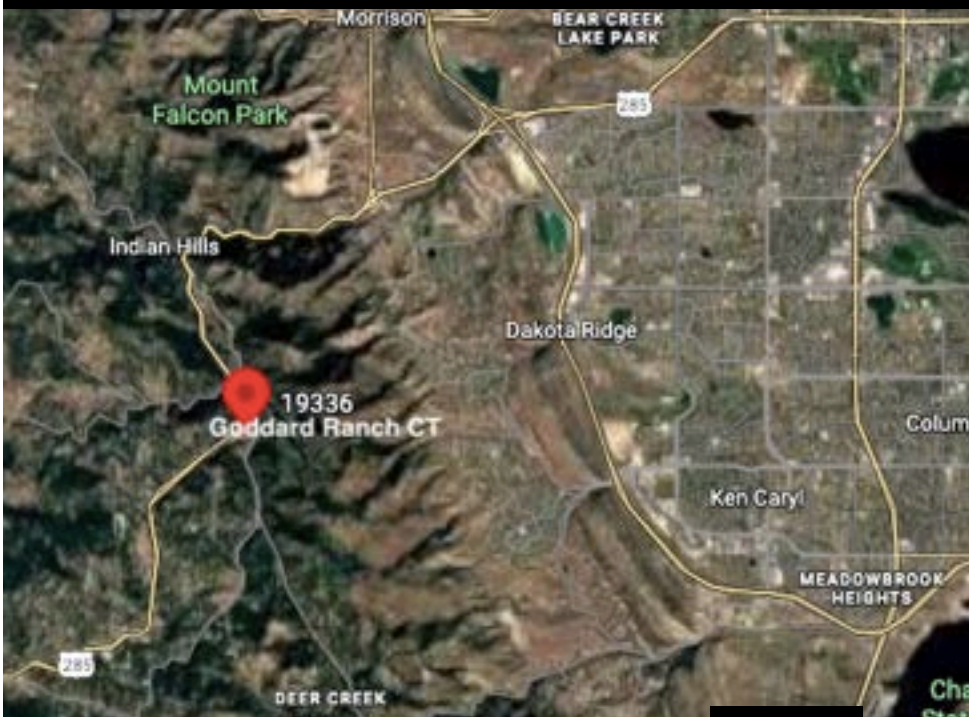


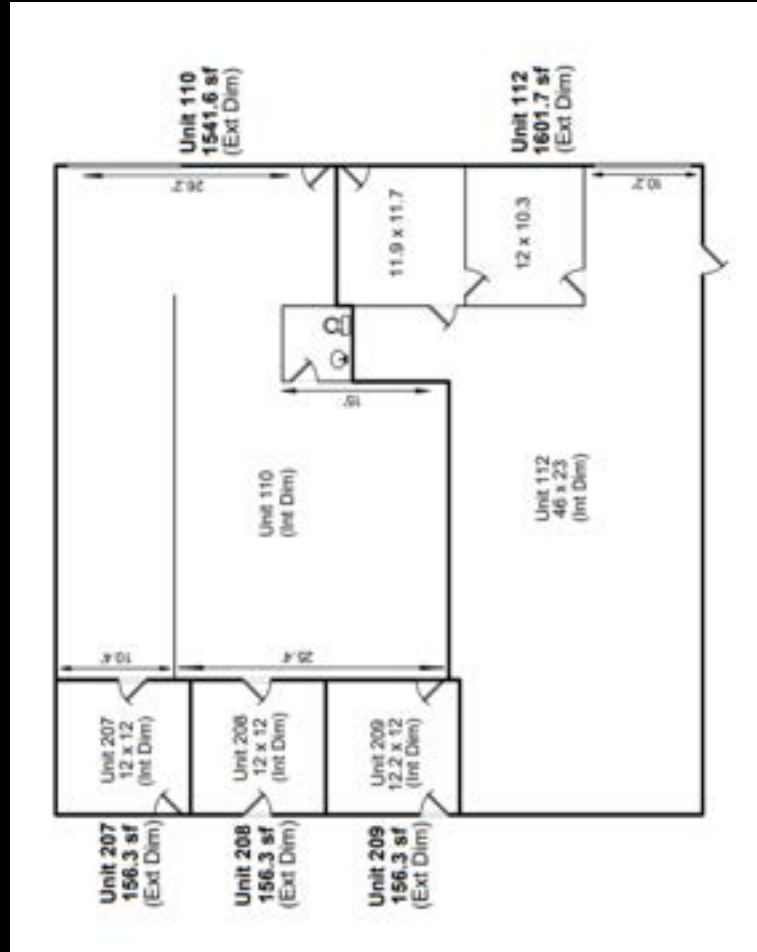
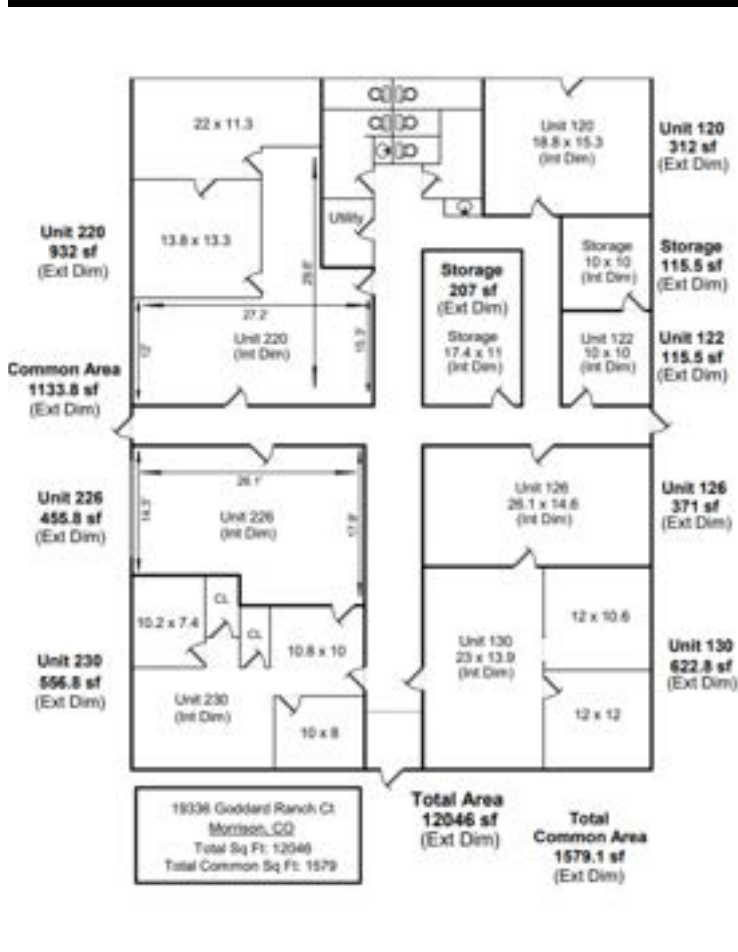
FOR SALE

MULTI-TENANT INDUSTRIAL/FLEX PROPERTY
19336 Goddard ranch court, morrison, CO | \$1,120,000 7% cap
actual, proforma 10.5% cap

PROPERTY DETAILS

- 12,000 SF multi-tenant industrial/flex property
- 2-acre lot in a supply-constrained market
- Flexible layout – mix of office and small bay industrial units
- Option to add garage doors for additional warehouse space
- Strong tenant mix with solid income
- Value-add potential through rent increases & NNN conversion
- Seller financing available
- Ample parking per unit
- Prime location just off Hwy 285
- Common area restrooms maximize usable warehouse space







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