



**FOR SALE**  
**MULTI-TENANT INDUSTRIAL/FLEX PROPERTY**  
**19336 Goddard ranch court, morrison | \$1,210,000 8.8% cap**



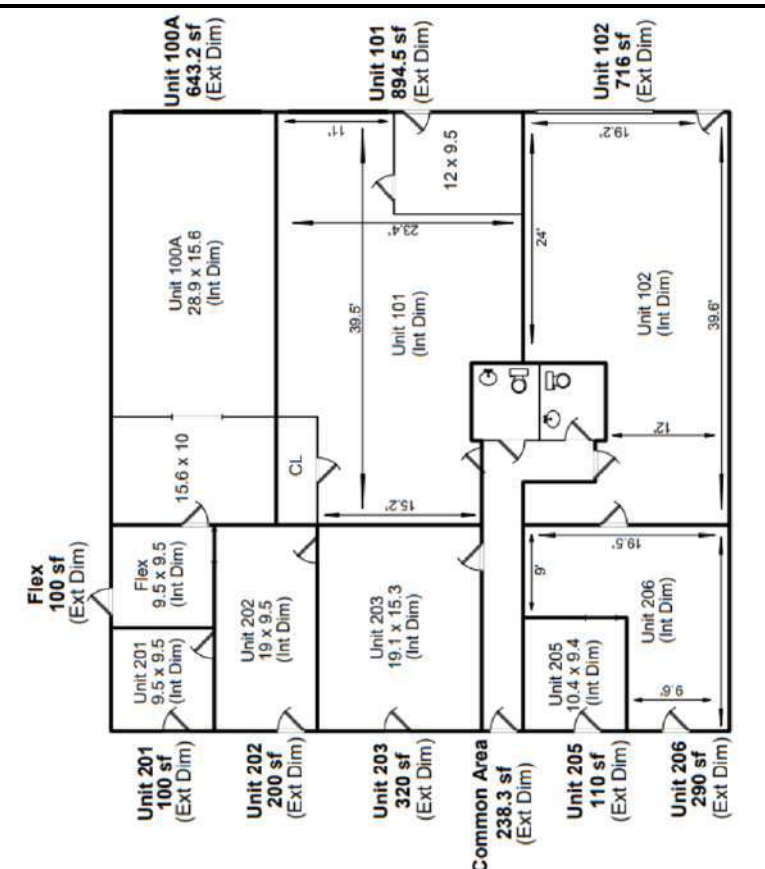
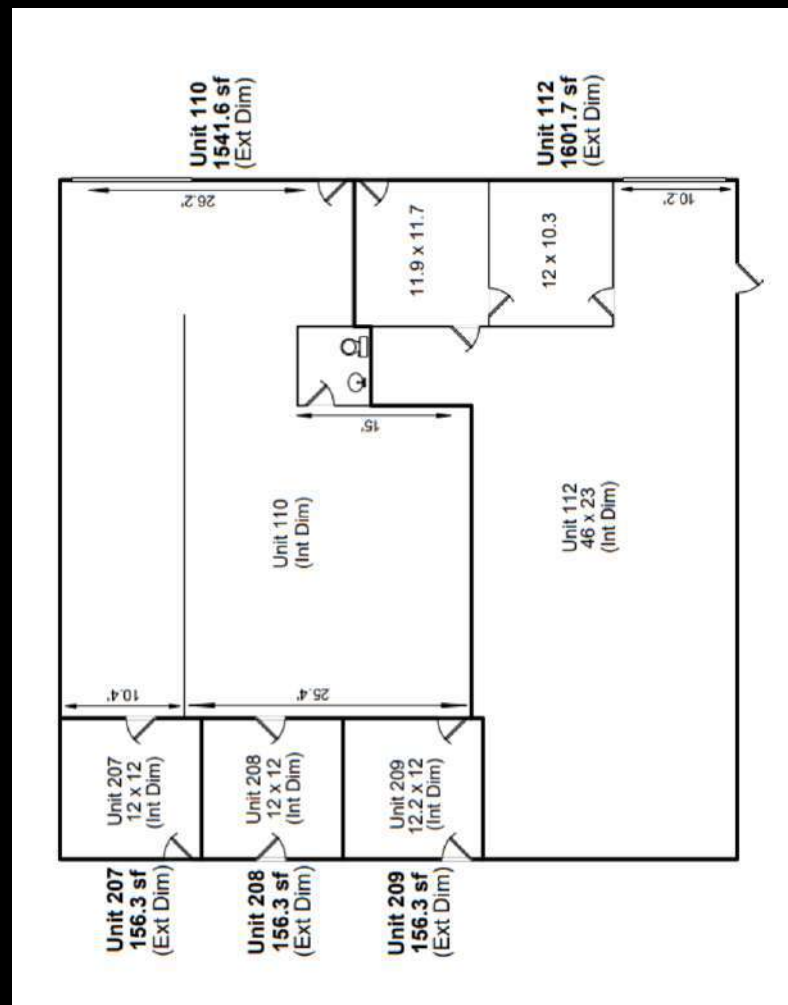
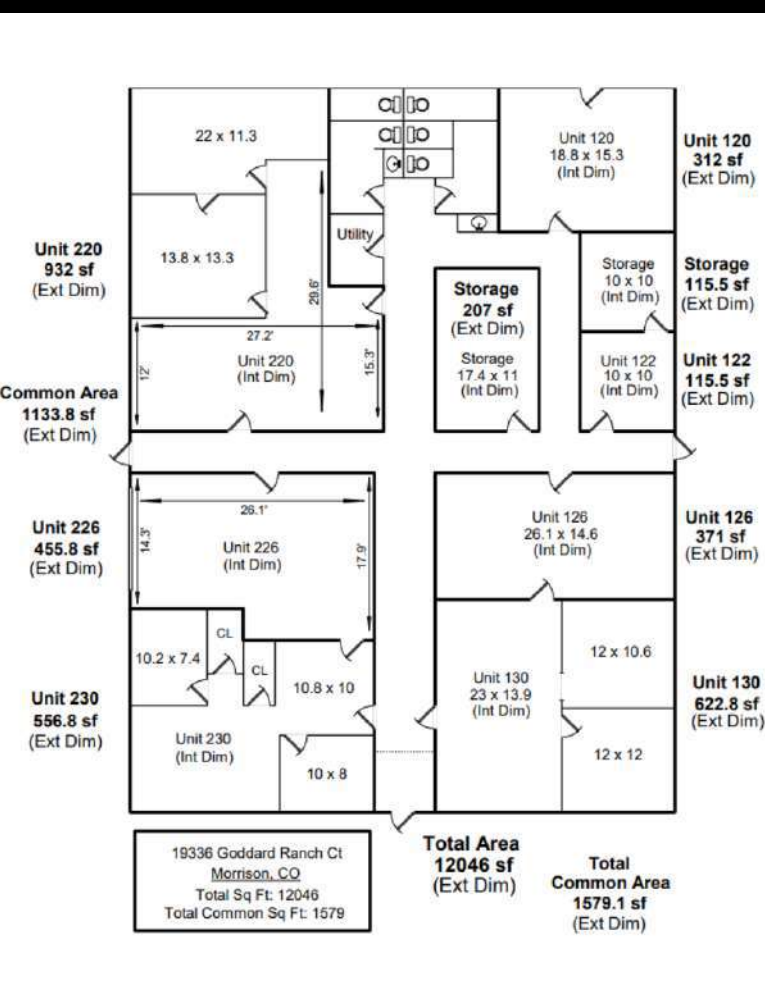
## PROPERTY DETAILS

- 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



THE DENVER GROUP









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