



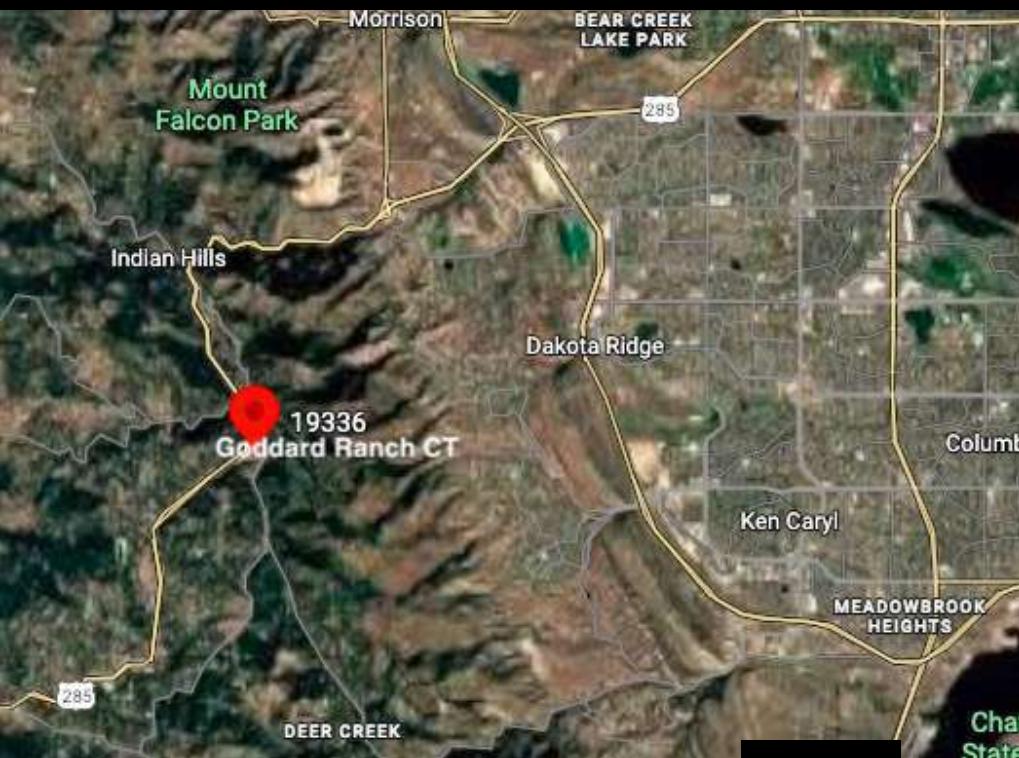
THE DENVER GROUP
COMMERCIAL

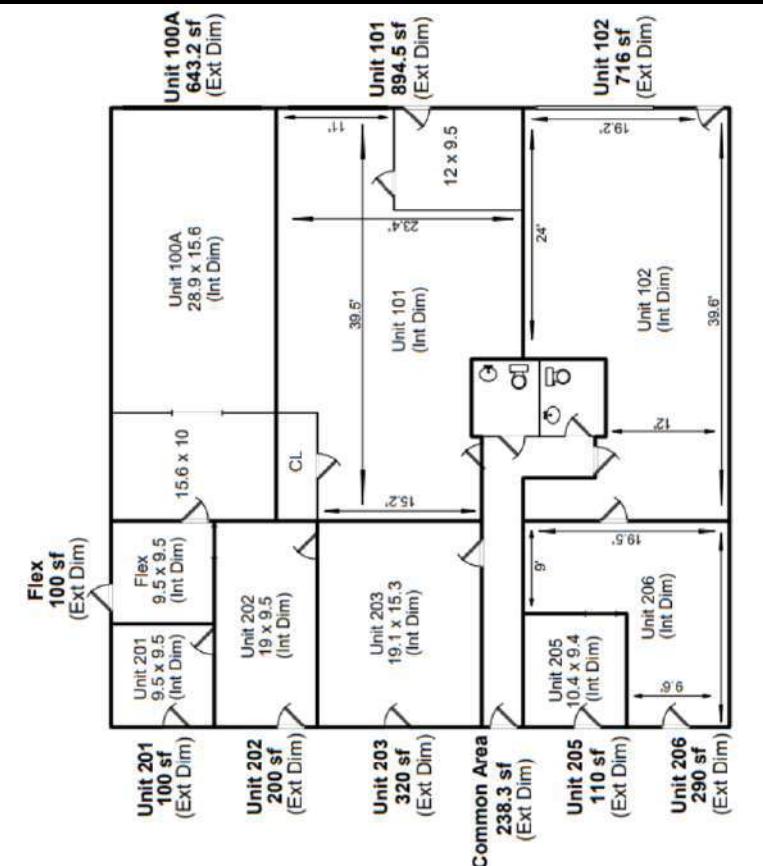
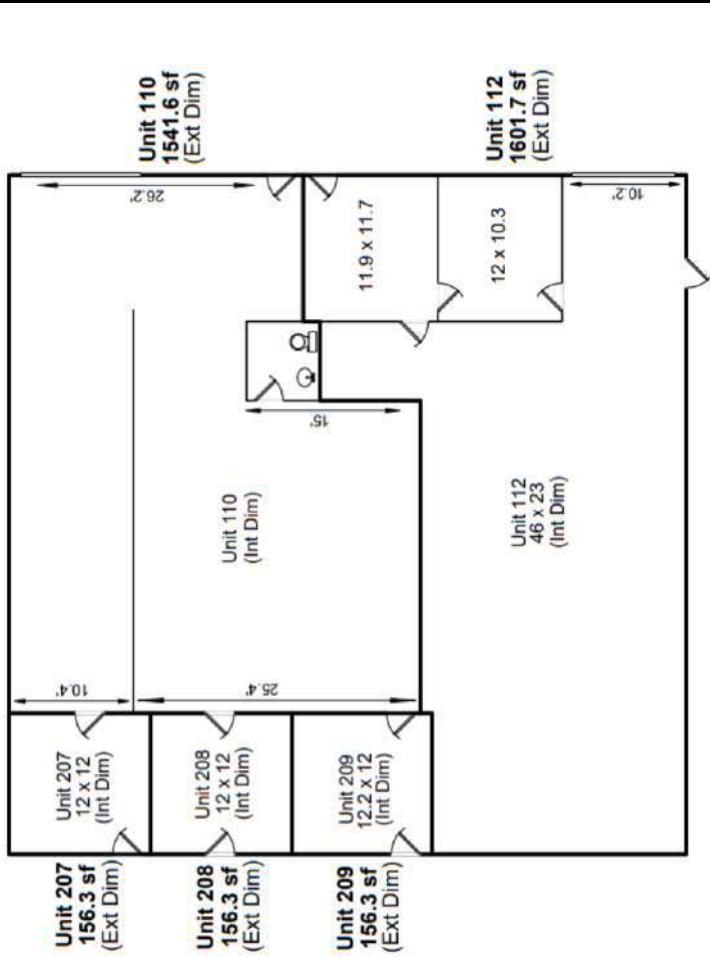
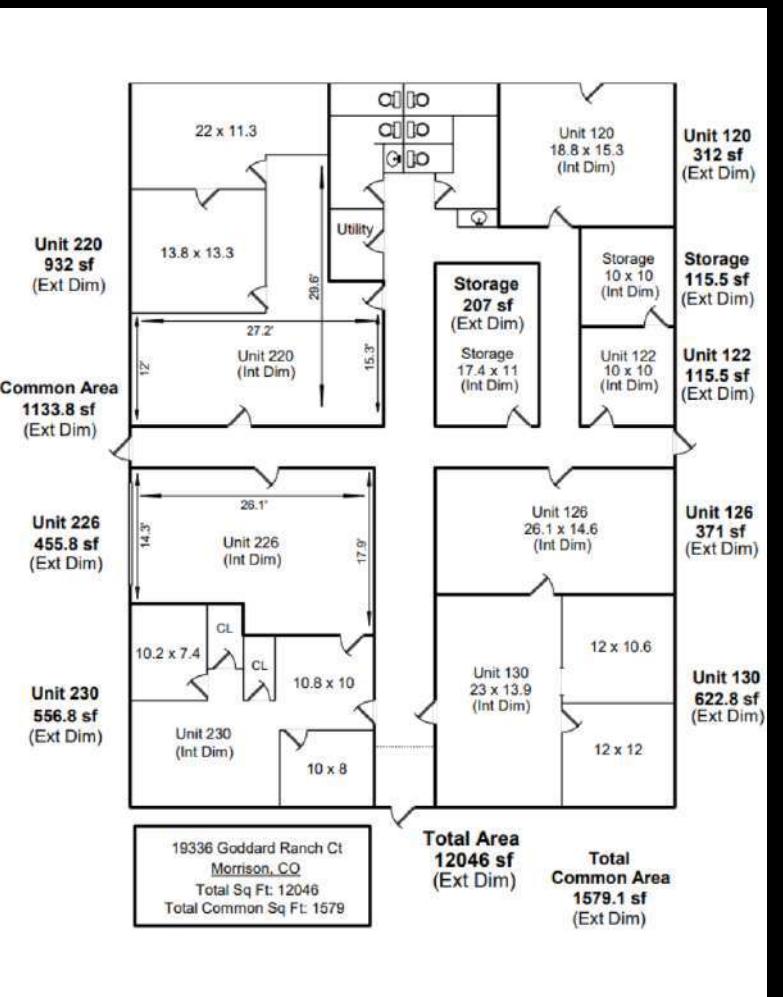


FOR SALE
MULTI-TENANT INDUSTRIAL/FLEX PROPERTY
19336 Goddard ranch court, morrison | \$1,210,000 8.8% cap

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





DG
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David Williams

Senior Broker
M: 720.312.6226
david.williams@compass.com

