

SALE

NEW BUILDING- OPPORTUNITY ZONE - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP
3410 N Townsend Avenue Parcel # 376718113002 Montrose , CO 81401

The logo for Rexel is displayed in a large, white, sans-serif font against a dark blue background. The word "Rexel" is centered horizontally. Below the blue background is a thick orange horizontal bar. The entire logo is contained within a dark blue rounded rectangle.

SALE PRICE \$3,181,810

Becca Posner, CCIM
970 424 2281

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PRIME PROPERTIES**

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Rexel operates in 35 countries with 2,100 branches and over 28,000 employees. Rexel specializes in distribution of electrical, heating, lighting and plumbing equipment, but also is in renewable energies and energy efficiency products and services.

- 2500 SF Office
- 7500 SF Warehouse
- .43 acres paved and fenced
- 20 Parking spots
- 4 grade level doors
- 1 -OHD with Dock-Hi
- 1- OHD Grade level - drive in bay
- 24' ceilings
- 6.6% CR Year 1- 7.4% CR Year 7

OFFERING SUMMARY

Sale Price:	\$3,181,810
Number of Units:	1
Lot Size:	1.72 Acres
Building Size:	10,000 SF
NOI:	\$210,000.00
Cap Rate:	6.6%

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	10,916	16,077	23,729

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PROPERTY DESCRIPTION

Rexel operates in 35 countries with 2,100 branches and over 28,000 employees. Rexel specializes in distribution of electrical, heating, lighting and plumbing equipment, but also is in renewable energies and energy efficiency products and services.

2500 SF Office

7500 SF Warehouse

.43 acres paved and fenced

20 Parking spots

4 grade level doors

1 -OHD with Dock-Hi

1- OHD Grade level - drive in bay

24' ceilings

6.6% CR Year 1- 7.4% CR Year 7

BONUS!!! Potential Value Add Opportunity on top of this with a long term land lease!

LOCATION DESCRIPTION

Property is North west of town off of N. Townsend approximately 3/4 mile from airport. The property is directly off the frontage road on a hard corner and next to an irrigation canal.

SITE DESCRIPTION

Lot is currently under development. Frontage corner lot with great visibility. On a canal. 6300 Rd and N Townsend Ave are cross street: Parcel # 376718113002

POWER DESCRIPTION

3-phase

GAS DESCRIPTION

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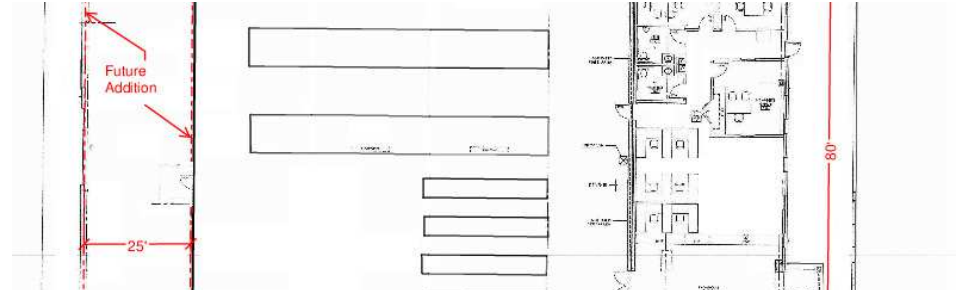
PROPERTY HIGHLIGHTS

- * REXEL , Nationally Recognized Tenant
- OPPORTUNITY ZONE INVESTMENT- DEAL CAN BE STRUCTURED FOR FULL OZ ADVATANGE
- * Rexel has over 2000 location in 35 countries and 28,000 employees
- * 7 year initial lease with 2 (5year) options
- * \$210,000 NOI Year 1 - \$250,800 NOI Year 7
- * 2% escalators annually and throughout renewals
- * Hands Off Investment, NNN lease in place, - starts at C.O.
- * 6.2%-7.4% Cap Rate in Years 1-7
- * Under Construction 10,000 SF building on 1.72 acres
- * On North side of Hwy 50 and Townsend next to Montrose airport
- * 1.72 acres, 10,000 SF Building being built for National / International Tenant
- * Potential Value Add Opp. too! Current GC will lease the remaining .5 acre of ground for long term and make all improvements for \$500/mo for 7-10 years

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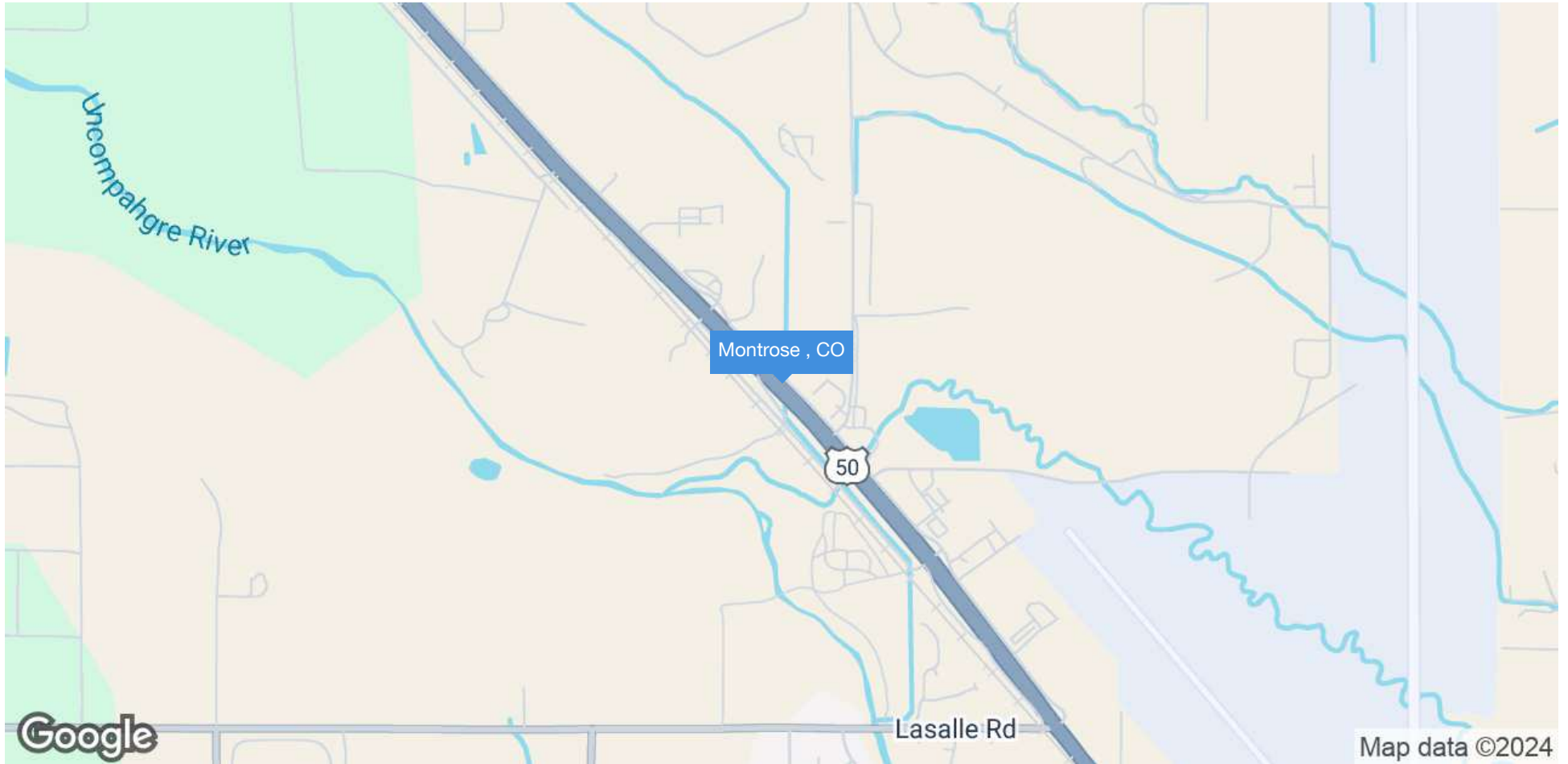
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Rexel	10,000 SF	100%	\$21.00	\$210,000	11/01/2024	10/31/2031
-	-	10,000 SF	100%	\$21.63	\$216,300	-	-
-	-	10,000 SF	100%	\$22.28	\$222,800	-	-
-	-	10,000 SF	100%	\$22.95	\$229,500	-	-
-	-	10,000 SF	100%	\$23.64	\$236,400	-	-
-	-	10,000 SF	100%	\$24.34	\$243,400	-	-
-	-	10,000 SF	100%	\$25.08	\$250,800	-	-
TOTALS		70,000 SF	700%	\$160.92	\$1,609,200		
AVERAGES		10,000 SF	100%	\$22.99	\$229,886		

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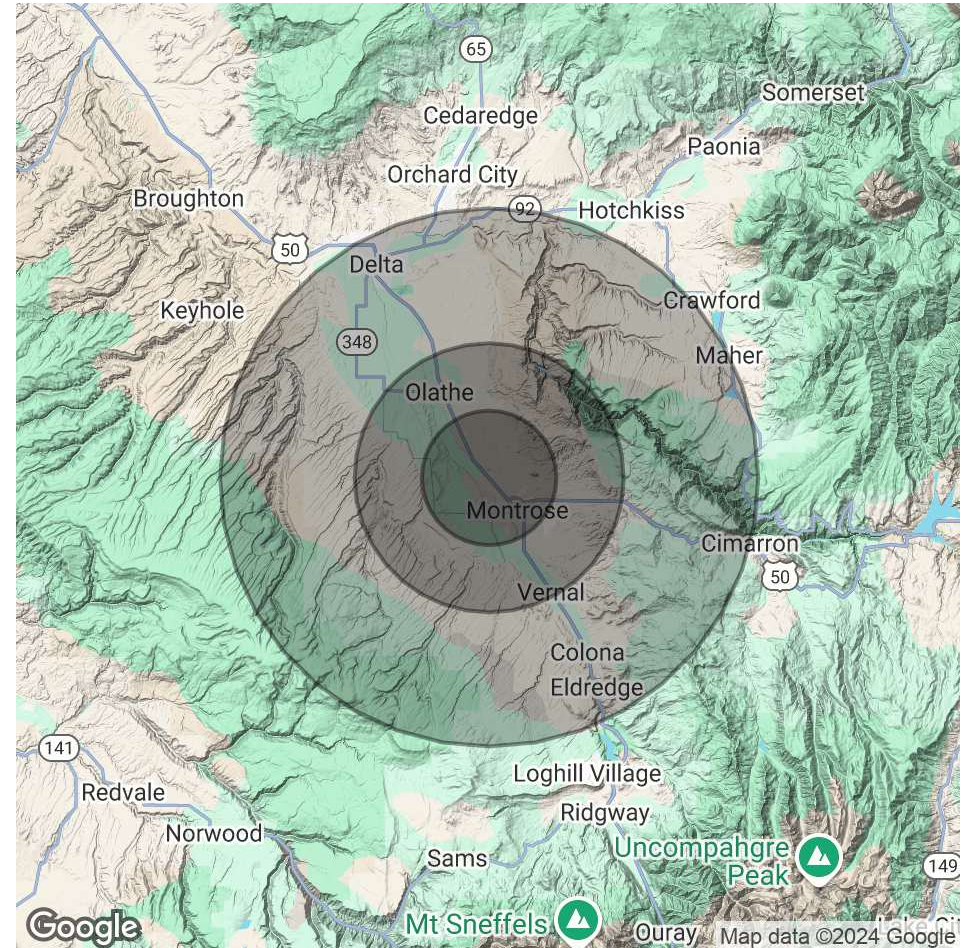
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	26,163	39,132	58,159
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	10,916	16,077	23,729
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,822	\$89,561	\$87,651
Average House Value	\$340,981	\$376,103	\$389,387

Demographics data derived from AlphaMap



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BECCA POSNER, CCIM

Commercial Broker

becca@posner.properties

Direct: **970.424.2281**

PROFESSIONAL BACKGROUND

Becca Posner was born in Tallahassee, FL and moved to Grand Junction in 2015 with her husband and two young boys. Becca has a MA in Education and taught for 13 years before changing directions and getting into commercial real estate in 2016. Getting out and enjoying the western Colorado lifestyle is a passion of hers and she has actively embraced camping, paddle boarding, river rafting, skiing, and hiking. She is high energy, focuses on her client’s needs and works diligently to help them achieve their goals. “The Grand Valley is growing, being a part of that growth and helping businesses get established or helping investors within our market is something I truly enjoy.”

Becca enjoys being a catalyst for growth, and is passionate about elevating the leasing, sales, acquisitions and development of commercial real estate within the valley.

EDUCATION

M.A. degree from Western Carolina University

Prime Properties

131 N. 6th Street Suite 300
Grand Junction, CO 81501
970.243.7375

Becca Posner, CCIM

970 424 2281



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