



SINGLE TENANT NNN LEASED FACILITY



4809 COLORADO BOULEVARD

DENVER, CO

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ASSET SUMMARY

The Property is located in the highly desired industrial area near the intersection of Interstate 70 and Colorado Blvd. This area values the convenient access to the all the Interstates as well as close proximity to Downtown Denver and Denver International Airport. This single tenant building is leased through 9/17/2020 to Bronner Corp. who has recently infused over \$3,000,000 into the facility for a state-of-the-art MIPS/MJ facility.

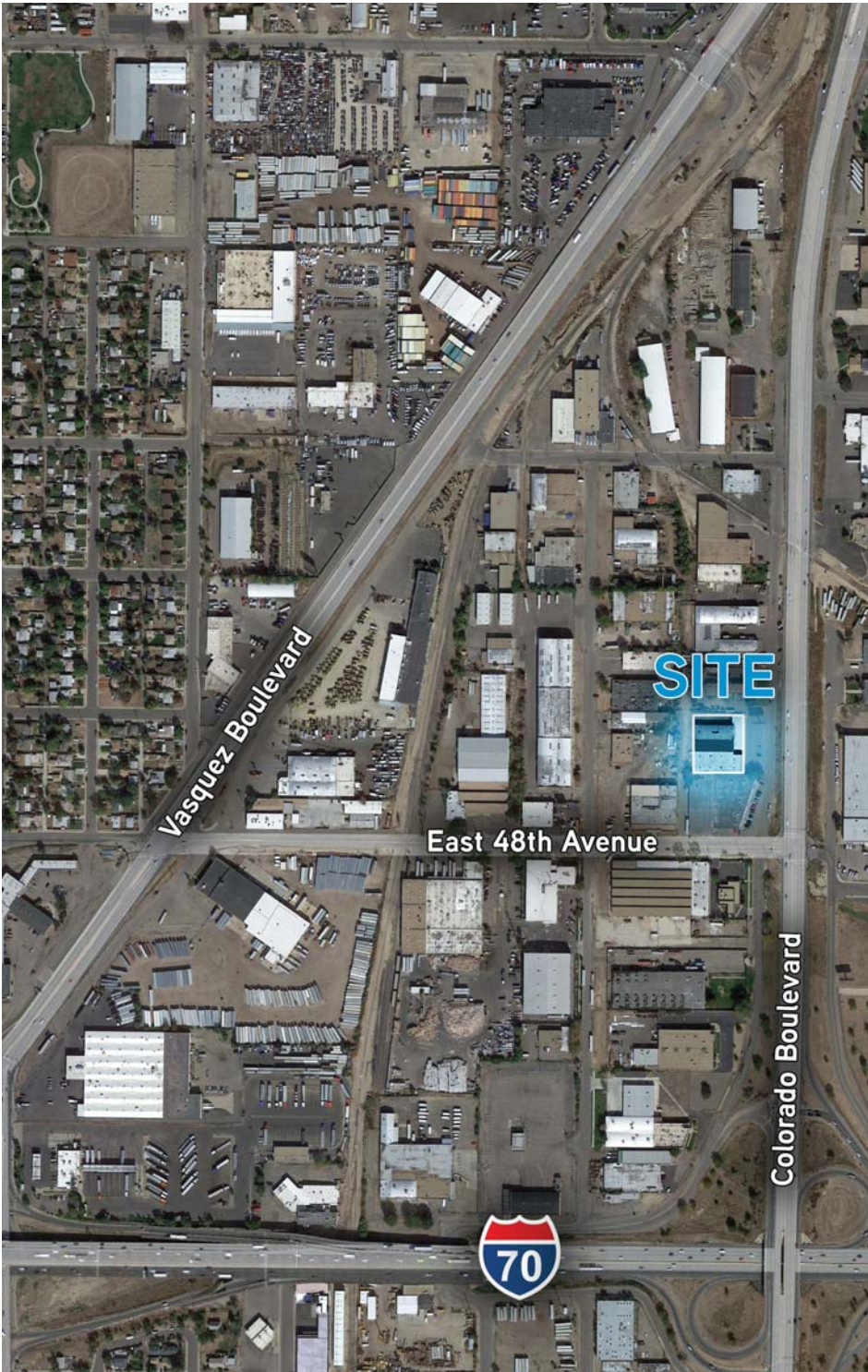
ASSET ATTRIBUTES

- > Renovated in 2015
- > State-of-the-art capital improvements
- > Heavy power
- > Fenced/secured storage
- > Signage income on Colorado Boulevard

1 BUILDING	25,260 SQUARE FEET	1.123 ACRES
100% LEASED	1 TENANT	\$4M SALES PRICE

4809coloradoblvd.com





SALES PRICE:
\$4,000,000
7.50% Cap Rate

NOI:
Approximately \$300,000

RENTABLE AREA:
25,260 SF

SITE SIZE:
1.123 Acres
(48,930 Square Feet)

PROPERTY DESCRIPTION:
Single-story industrial

CITY/COUNTY:
Denver/Denver

ZONING:
I-A (approved MIP/MMJ use)

YEAR BUILT:
1957/2015 Renovation

PARKING:
Ample

LOADING:
Three (3) docks
Three (3) drive-in

CEILING HEIGHT:
18'

CONSTRUCTION:
Brick

ELECTRICAL:
Heavy

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.