

12825 East 37th Avenue
Denver, Colorado

M B R C

FOR SALE:
42,017 Square Feet

INVESTOR OPPORTUNITY:

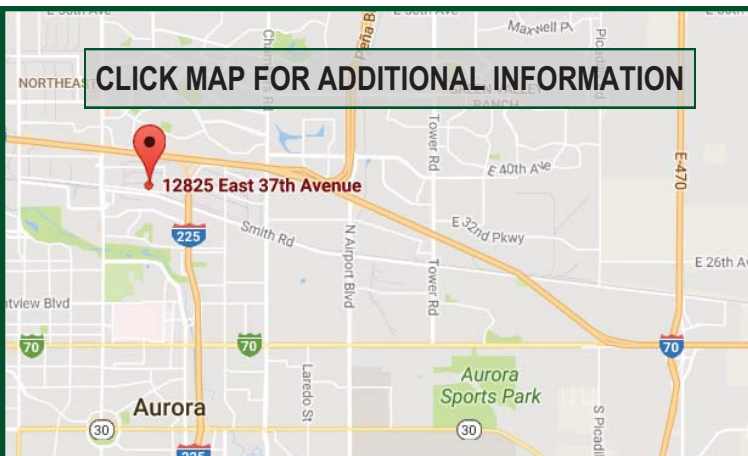
- 42,017SF BUILDING
- 2.63 ACRE SITE
- FULLY SPRINKLERED
- HEAVY POWER
- FENCED YARD
- 20' CLEAR HEIGHT
- RAIL SERVED (UPRR)
- LEASED THROUGH 5/31/23
- NATIONAL CREDIT TENANT
- **8.8% ANNUAL RENT INCREASES**



FOR SALE:

\$6,000,000 (6% CAP RATE)

CLICK MAP FOR ADDITIONAL INFORMATION



PROPERTY DETAILS:

- Lease Rates:
 - Present - 5/31/20: \$6.68/SF NNN
 - 6/1/20 - 5/31/21: \$7.27/SF NNN
 - 6/1/21 - 5/31/22: \$7.91/SF NNN
 - 6/1/22 - 5/31/23: \$8.61/SF NNN
- National Credit Tenant—Roofing Industry

MICHAEL BLOOM
REALTY COMPANY

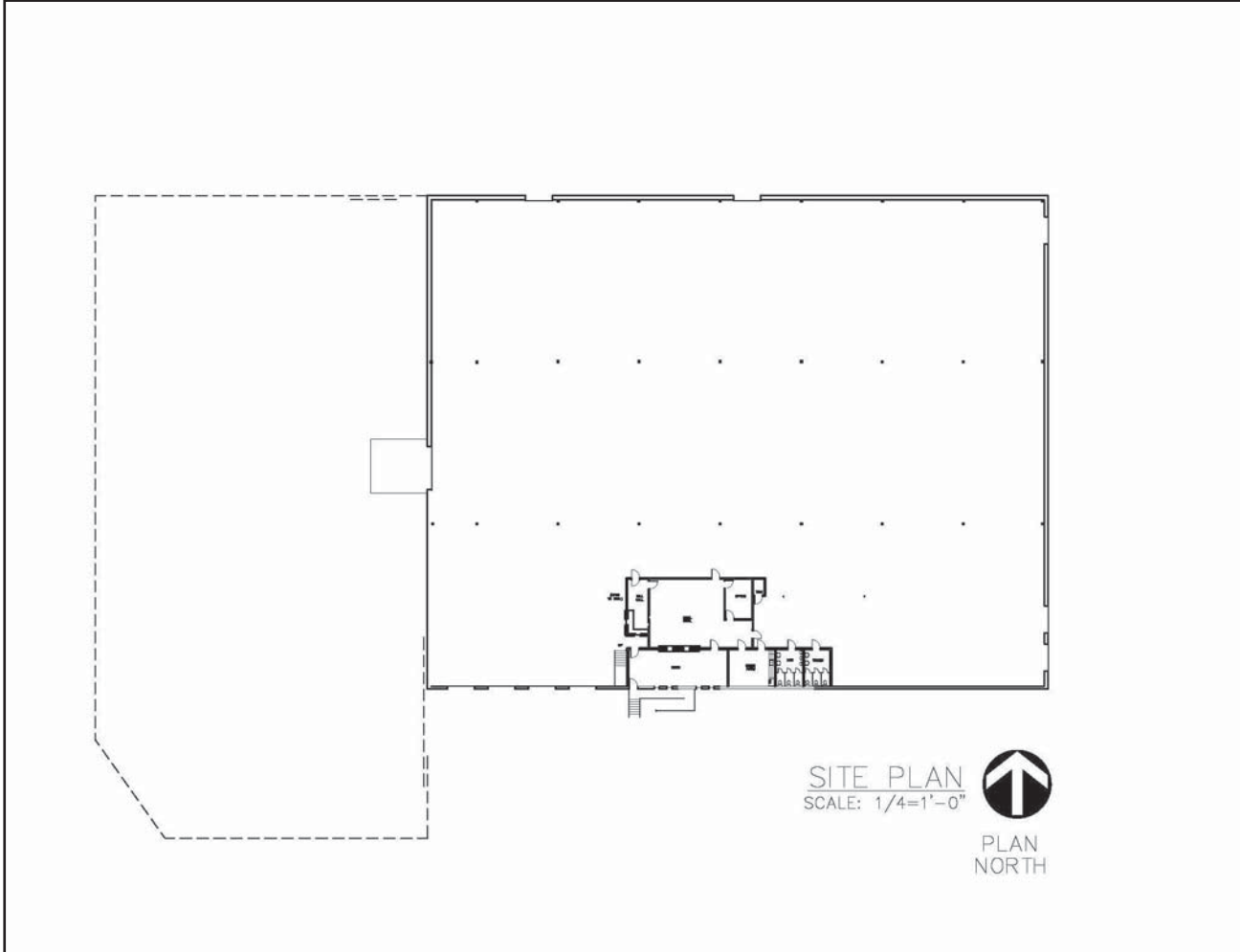
300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

PROPERTY DESCRIPTION:

LOCATED IN NORTHEAST DENVER; TILT UP CONCRETE CONSTRUCTION BUILT IN 1974. VERY VERSATILE BUILDING, SUITABLE FOR MANUFACTURING, SALES, SERVICE, AND DISTRIBUTING WITH EXCELLENT HIGHWAY AND AIRPORT ACCESS.

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AVAILABILITY:

12825 E 37TH AVENUE:

- 42,017 SF
 - Office: 2,250sf
- Loading:
 - 4 Dock High
 - 1 Oversized Drive-In
- Power:
 - Three Phase: 2000a (STV)

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