

# 6300 CLERMONT



NOTICE OF OFFERING

## INFILL SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

COMMERCE CITY, CO



### CONTACTS

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**CBRE**

## THE OFFERING

6300 Clermont Street offers the investor an opportunity to purchase a unique heavy industrial manufacturing building in Commerce City, Colorado. With rare I-3 zoning, BNSF rail, outside storage yard, crane service and high-image office, it has all the qualities of buildings which rarely come to market. The opportunity is further enhanced by a long-term credit tenant in place with just under six years of a market rental rate remaining. The lease commenced November of 2018. Furthermore, the new tenant has deployed significant capital to upgrade the operation of the facility. Including, but not limited to, new roof, new lighting, 4 functioning cranes, and new concrete floors in portions of the warehouse. These unique building features coupled with a sub 4% vacancy rate within the North Central submarket will provide an attractive offering poised to receive robust investor demand.



**THE FULLY-STABILIZED INDUSTRIAL ASSET OFFERS INVESTORS A LONG TERM LEASE, A GROWING REVENUE STREAM, BNSF RAIL SERVICE WITH OUTSIDE STORAGE AND A HIGHLY FUNCTIONAL BUILDING - ALL IN A DESIRABLE INFILL LOCATION.**

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<b>Offering Price:</b>	\$8,150,000.00
<b>NOI as of 11/1/20:</b>	\$552,024
<b>Rent PSF 11/1/20:</b>	\$8.50
<b>Primary Term Expiration:</b>	11/1/25
<b>Lease Term Remaining:</b>	5.8 Years
<b>Renewal Options:</b>	Two 5-Year Terms
<b>Option Rent:</b>	Market
<b>Total SF:</b>	64,944 SF
<b>Total Acres:</b>	4.40 Acres
<b>BNSF Lease:</b>	\$8,348.00/year
<b>Landlord Responsibilities:</b>	Structural Elements: Foundation, subfloor, exterior walls, roof

## INVESTMENT OFFERING SUMMARY

