

Single Tenant Absolute Triple-Net Investment Building For Sale

6510 Franklin St., Denver, CO 80229



www.FullerRE.com

\$3,385,000



Boundary lines shown as a visual reference and may not be accurate. Consult broker for complete legal description.



Lot Size:	15,155± SF (70% Office, 30% Warehouse)	Parking:	38 Spaces (2.5:1000 ratio)
Lot Size:	1.01± Acres	Loading:	3 Drive-In Doors, 1 Dock-Hi Door
Occupancy:	100%	Power:	220V 3-Phase
YOC:	1998	Zoning:	P-U-D Adams County
Cap Rate:	6.0%	Clear Height:	24' Warehouse
Price Per SF:	\$223.35	Taxes:	\$54,682 (2019)
NOI:	\$202,925	Lease Exp.:	August 7, 2026
Escalators:	3% every September	Lease Options:	Two 5-Year Options at Market

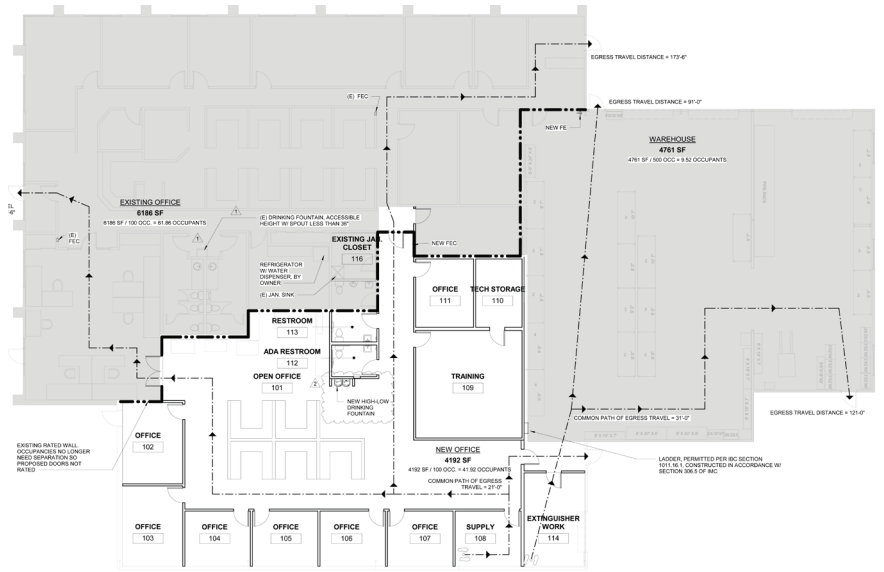
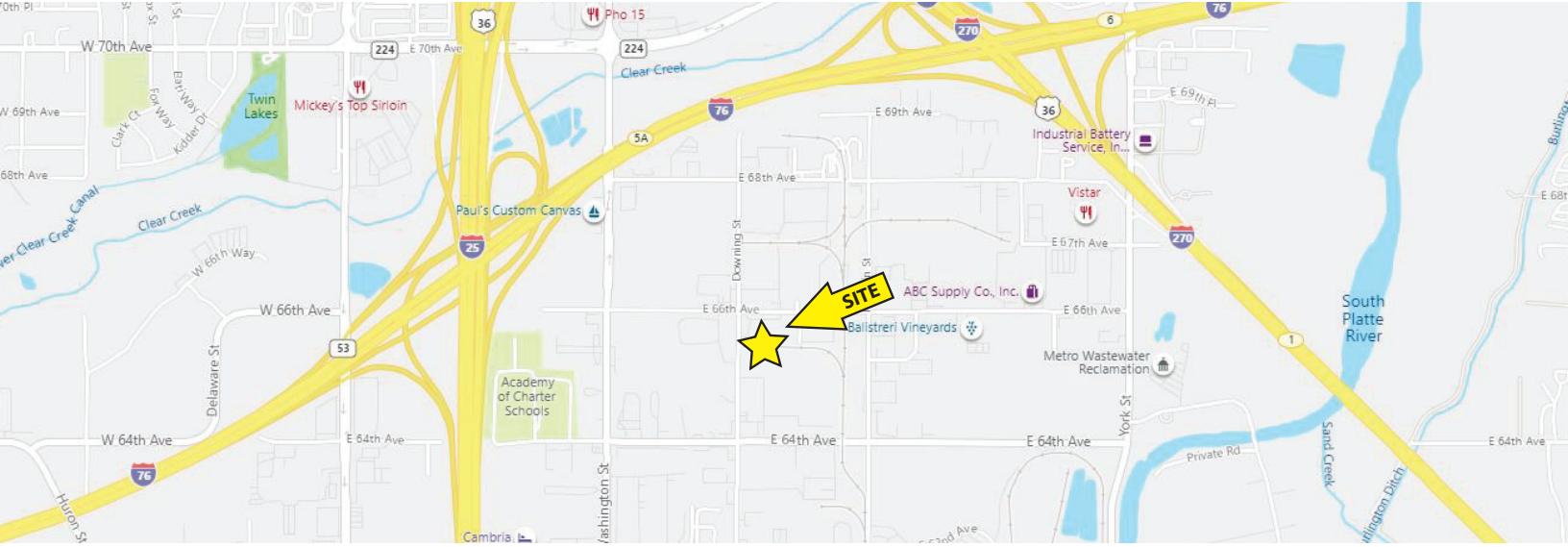
6510 Franklin Street is a well-maintained, 100% leased office/flex warehouse property located in the tight industrial submarket of Commerce City (5.4% vacancy rate). Currently occupied by ADT Security Services (NYSE: ADT), 6510 Franklin is an opportunity for the investor looking for a property that offers cash flow, credit tenant, long term stability and an excellent location.

Fuller Real Estate
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	309	75,579	352,009
Households	129	24,445	137,024
Medium Income	\$41,111	\$54,634	\$65,586
Medium Age	39.10	32.60	33.90
Number of Businesses	142	3,837	19,215
Number of Employees	1,761	55,709	228,460

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.