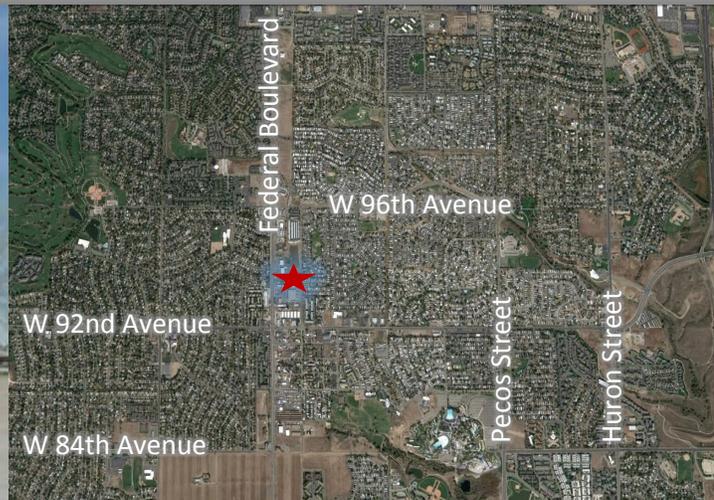


Single Tenant Industrial Investment for sale



9355 Elm Court, Federal Heights, CO 80260

Freezer/Cooler Facility



www.epicureanbutter.com

Tenant: Epicurean Butter
Building Size: 13,550 SF
Office Size: Approximately 1,975 SF
Clear Height: 15'
Loading: (3) Dock high & (1) Drive-in
Site Size: 1.1 Acres
YOC: 1987
Construction Type: Metal
Sprinklered: Yes
County: Adams
Zoning: C-1

- Single Tenant NNN industrial investment occupied by Epicurean Butter since January 2011.
- In business since 2004 and their product can be found in large retailers such as Whole Foods, Sprouts Farmers Market and Tony's Market
- 3% escalations each year with four years remaining on the lease extension
- Cooler/Freezer with floor drains throughout
- Current Rent: \$8.21/SF NNN
- Annual Net Income: \$113,464.80
- CAP Rate: 7%
- Asking Price: \$1,620,925.00

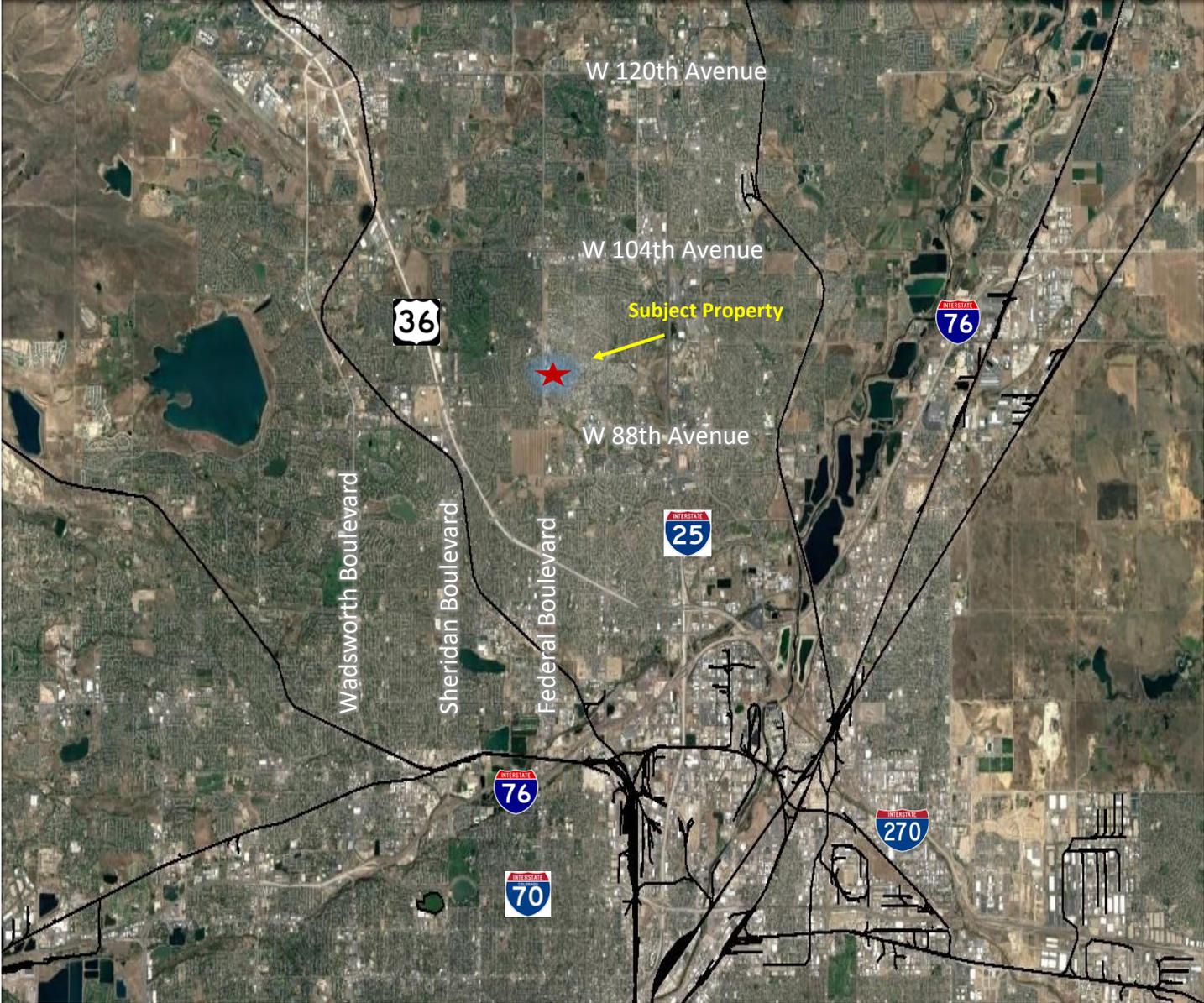
Contact: Jeff Kummer

Phone: (303) 885-4725

Email: jkummer@altitudecommercial.com

1 5200 DTC Parkway, Suite 270, Greenwood Village, CO 80111 |

The information contained herein has been obtained from sources we deem reliable. No representation or warranty is made of the foregoing information. Terms of the sale or lease and availability is subject to change without notice.



W 120th Avenue

W 104th Avenue

Subject Property

W 88th Avenue

Wadsworth Boulevard

Sheridan Boulevard

Federal Boulevard



