

New Construction



19,360 SF on 1.48 Acres

List Price As Is (Core & Shell):
\$3,581,600 (\$185/SF Building)

List Price with Completed Construction:
\$3,995,000 (\$206.35/SF Building)

Lease Price: \$12/SF + \$3.25/SF/YR NNN
(2019 Estimate)

BUILDING SF	19,360 SF
OFFICE SIZE	Built to Suit
LOADING	(2) 14'x14' Drive-Ins
YEAR BUILT	2019
ZONING	I-1, C-3
CLEAR HEIGHT	20'
HVAC	TBD
POWER	800-1000A/220V/3P (1600A Possible)

SALE PRICE	\$3,995,000
EST. TAX	50,000/YR



MARK GOODMAN 
mgoodman@goodmancommre.com
C 303-335-6325
W 720-440-6270



Highlights

- 40' Trailer Dock Possible
- 10,000-20,000 SF Divisible Lease Option
- \$150,000 Tenant Allowance with Completed Construction



MARK GOODMAN 
mgoodman@goodmancommre.com
C 303-335-6325
W 720-440-6270