

# INVESTMENT SALE STATE OF THE ART GREENHOUSE

5290 E. 43rd Ave., Denver, CO 80216



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## PROPERTY DETAILS

<b>Building:</b>	36,188± SF	<b>Sales Price:</b>	\$13,700,000
<b>Lot:</b>	56,866± SF	<b>NOI:</b>	\$1,557,496
<b>YOC:</b>	2019	<b>CAP Rate:</b>	11.37%
<b>Zoning:</b>	I-B (Heavy Industrial)	<b>Lease Term:</b>	10 Years, 9 years remaining
<b>Lease Commencement:</b>	April 8, 2019	<b>Lease Expiration:</b>	April 7, 2029

State of the Art greenhouse facility, custom built for one of the premier cannabis companies in Colorado. The triple net lease structure allows for a hands-off investment for an owner. Premium features include an automated Argus Controls System, three-layer fire sprinkler system, heavy power, and recycled wastewater system. The customized greenhouse facility allows the operator to maximize production while lowering expenses on energy, water and overhead. Personal guarantees have been signed by the owners. Once a confidentiality agreement is executed; interested parties will receive an offering memorandum, drone video and full property photos. Please inquire through the listing brokers.

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