

OFFERING MEMORANDUM

\$1,850,000



6% CAP INDUSTRIAL INVESTMENT

2050 S Pecos St - B, Denver, CO 80223



**BROCKMAN
GROUP**



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2050 S Pecos St - B | Denver, CO

AREA SUMMARY



Ruby Hill Park

Overland Golf Course

W Pacific Pl

S Pecos St

W Evans Ave

PROPERTY INFO



ADDRESS

2050 S Pecos St - B
Denver, CO 80223



PRICE

\$1,850,000



TYPE

NNN Investment - 6% CAP
Sale Lease Back



BUILDING SIZE

10,000 Sq Ft



LOT SIZE

28,422 Sq Ft



YEAR BUILT

1974



BUILDING ANALYSIS



ZONING

I-A



OFFICE SQ FT

1,500 SF updated office



POWER

1200 amp, 230v, 3-phase



CLEAR HEIGHT

14'-16'



LOADING

3 drive in



LIGHTING

Updated LED Lighting

Investment Highlights

Address	2050 S. Pecos St – B Denver, CO 80223
Price	\$1,850,000
NOI	\$111,000
Cap Rate	6.0%
Lease Type	NNN

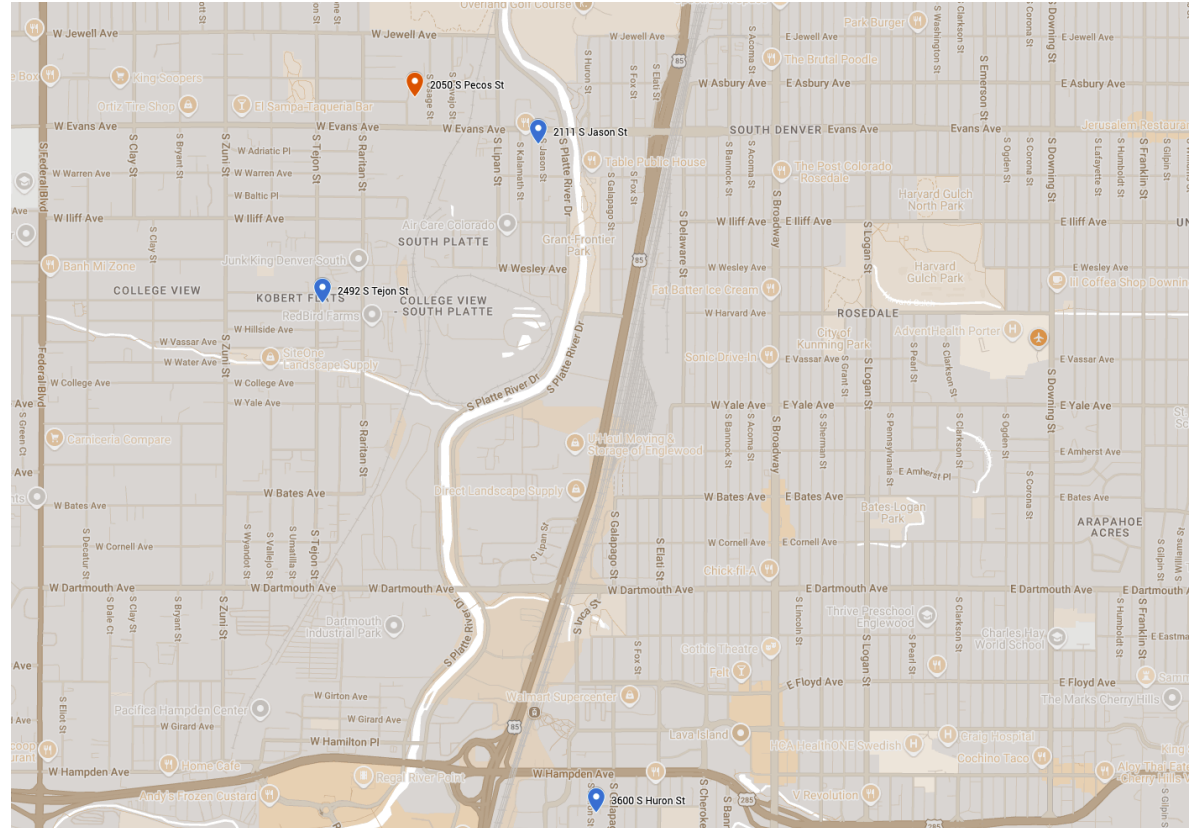


COMPARABLE SALES



2050 S Pecos St - B Denver, CO 80223

Price	\$1,850,000
RBA SF	10,500 SF
Price/SF	\$185.00
CAP Rate	6%



2492 S Tejon St

Price	\$1,800,000
RBA SF	10,027 SF
Price / SF	\$179.52
CAP Rate	6.0%



2111 S Jason St

Price	\$650,000
RBA SF	4,000 SF
Price / SF	\$162.50
CAP Rate	5.5%



6295 E 56th Ave

Price	\$3,445,000
RBA SF	15,900 SF
Price / SF	\$216.67
CAP Rate	6.25%



3600 S Huron St

Price	\$1,640,000
RBA SF	8,000 SF
Price / SF	\$205.00
CAP Rate	6.54%

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