

OFFERING MEMORANDUM

\$1,999,875



OWNER USER INDUSTRIAL

2050 S Pecos St - A, Denver, CO 80223



**BROCKMAN
GROUP**

CONTACTS



BROCKMAN GROUP

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2050 S Pecos St - A | Denver, CO

PROPERTY INFO

**ADDRESS**

2050 S Pecos St - A
Denver, CO 80223

**PRICE**

\$1,999,875 - \$159/SF

**TYPE**

Owner User

**BUILDING SIZE**

12,500 Sq Ft

**Lot SIZE**

20,594 Sq Ft

**YEAR BUILT**

1974

**ZONING**

PUD

**OFFICE SQ FT**

1,500 SF partially finished

**POWER**

400 amp, 208v, 3-phase

**CLEAR HEIGHT**

14'-16'

**LOADING**

2 dock high / 1 drive in

**LIGHTING**

Updated LED Lighting



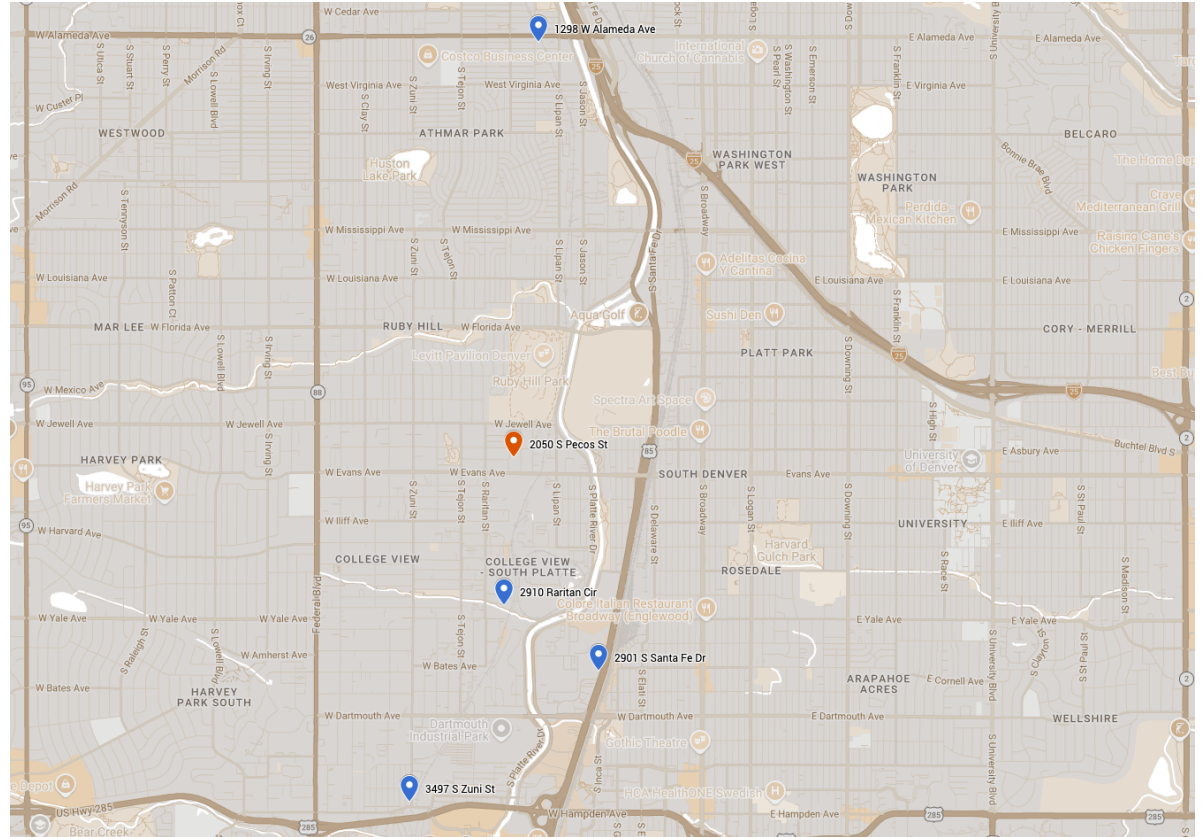
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COMPARABLE SALES



2050 S Pecos St - A Denver, CO 80223

Price	\$1,999,875
RBA SF	12,500 SF
Price/SF	\$159.99
Sale Type	Owner User



2910 Raritan Circle

Price	\$1,675,000
RBA SF	10,400 SF
Price / SF	\$161.06
Sale Date	7/31/26



2901 S Santa Fe Drive

Price	\$2,400,000
RBA SF	14,140 SF
Price / SF	\$169.73
Sale Date	5/29/26



1298 W Alameda Avenue

Price	\$2,595,000
RBA SF	13,750 SF
Price / SF	\$188.73
Sale Date	11/5/25



3497 S Zuni Avenue

Price	\$1,925,000
RBA SF	9,280 SF
Price / SF	\$207.44
Sale Date	09/15/25

DISCLOSURE

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Brockman Group LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Brockman Group LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Brockman Group LLC and the Owner of the Property. Brockman Group LLC makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Brockman Group LLC and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Brockman Group LLC and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Brockman Group LLC shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Brockman Group LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Brockman Group LLC at your earliest convenience.



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