

555

**W. 112TH AVE.**  
NORTHGLENN, CO 80234  
DENVER METRO AREA

**\$10,750,000**  
**SALE PRICE**  
**REDUCED**

**\$15/SF NNN**  
**LEASE RATE**

**INDUSTRIAL/  
FLEX**



**OWNER USER BUILDING**  
**8.6 ACRE SITE**  
**REPURPOSE OPPORTUNITY**

**Watch Property Video**

**DENVER INFILL  
SPECIALISTS**



**UNIQUE**  
PROPERTIES

**SAM LEGER**

EXECUTIVE VICE PRESIDENT

303.512.1159

sleger@uniqueprop.com

**TIM FINHOLM**

EXECUTIVE VICE PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$10,750,000
Lease Price:	\$15/SF (NNN)
Building Size:	65,417 SF
Lot Size:	8.66 Acres
Zoning:	Commercial General
Parking:	464 Surface Spaces

### PROPERTY OVERVIEW

555 W. 112th Avenue is currently occupied by Global Village Academy Campus. The property consists of a 65,417 square foot building situated on 8.7 acres. It was constructed in 1997 as a Call Center and has been used as a Charter School for the last 10 years. The current lease with Global Village Academy expires in June 2022. They are relocating to a new facility which is currently under construction.

### PROPERTY HIGHLIGHTS

- Property is located right off I-25 & 120th Avenue
- Existing lease through June 2022
- Site Fully Paved and Fenced
- Located in the Denver Metro Area
- Current Cap Rate: 6.8%
- Current NOI: \$734,031

## PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial / Flex
Building Size	65,417 SF
Lot Size	8.66 Acres
Zoning	CG - Commercial General
Year Built	1997
Construction	Tilt Up Precast Concrete w/ Steel Roof Trusses
Roof	Tar/Gravel or Ballasted
Sprinkler	Yes
HVAC	26 Roof Top HVAC Units
Clear Height	20'
Parking	464 Surface Spaces
Drive In Doors	One (1)
Dock High Doors	One (1)
Power	Verify
Water/Sewer	City of Northglenn
Water Tap Size	2"
Electricity	Xcel
Gas	Xcel

- Features a cafeteria with kitchen and two break rooms
- One (1) ground level door, and one (1) dock-high door
- Basketball court, turf playground and volleyball court
- 14' dropped ceilings up to 20' clear height
- Security systems - interior/exterior cameras and perimeter fences

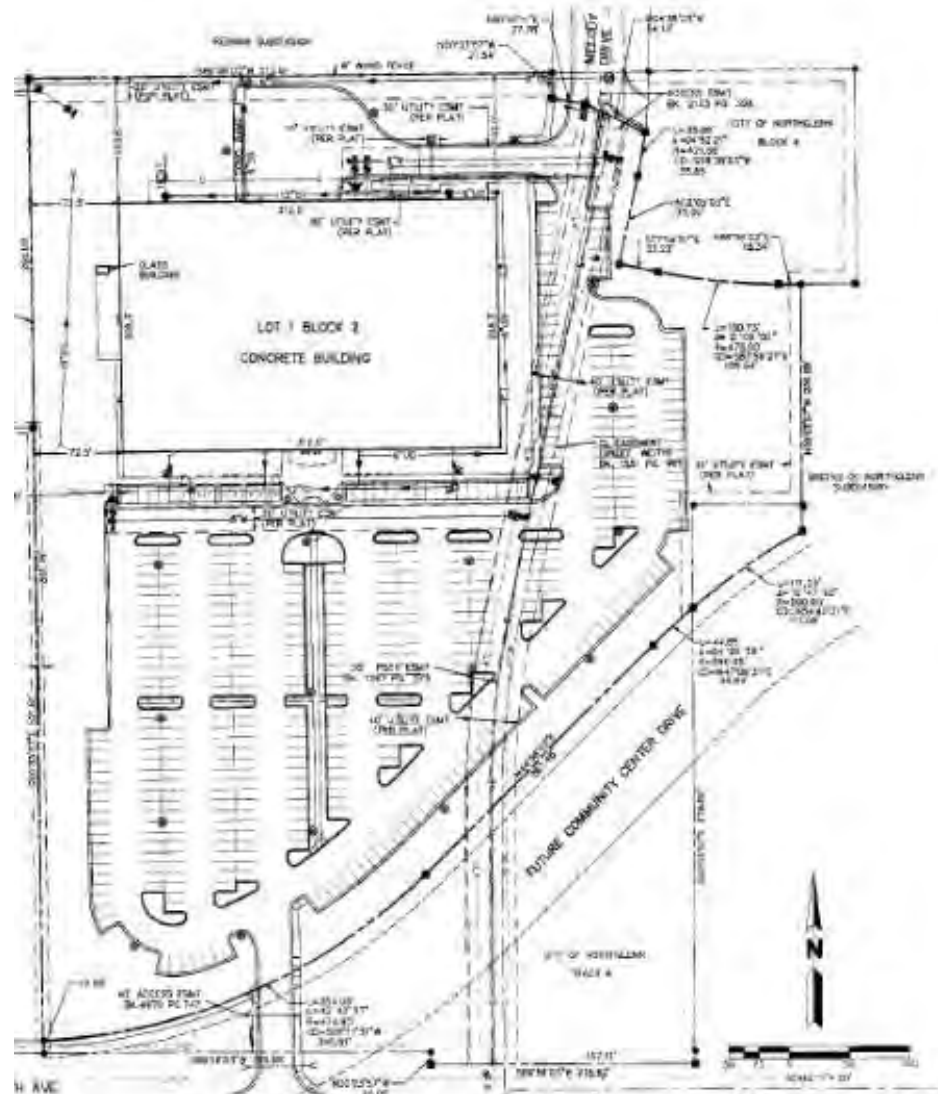


### CG Commercial General Zoning

The CG district is intended to accommodate a wide variety of commercial uses throughout the City. Uses in the CG district often include auto-oriented uses, but the district is intended to promote pedestrian-friendly development where appropriate.

Typical uses in the CG district include retail, office, services, small-scale business parks, and cultural and community uses that serve both Northglenn and surrounding market areas. Some of the Allowed Uses are Assembly, Club or Lodge, Community Center, Daycare, Emergency or Community Operations, Funeral Facility, Hospital, Medical or Dental Clinic, Veterinary Hospital, Kennel, Indoor Recreation Facility, Outdoor Recreation Facility, Bar, Tavern, Lounge, Catering Establishment, Microbrewery, Distillery, or Winery, Restaurant, Financial Institution, Administrative, Professional and Government Office, Laundry Facility, Personal Services, Building Materials and Supply Store, Nursery or Garden Supply Store, Bed and Breakfast, Hotel/Motel, Auto Wash, Automotive Fuel Sales/Repair, Parking Facility and Contract Office or Equipment Storage Yard.

# SURVEY





## ADDITIONAL PHOTOS



## SITE OVERVIEW



## AERIAL MAP



## LOCATION MAP



## SALE COMPS



### SUBJECT PROPERTY

555 W. 112th Avenue | Northglenn, CO 80234

Sale Price:	\$10,750,000	Lot Size:	8.66 AC
Building SF:	65,417 SF	Price PSF:	\$164.33



1



### INDUSTRIAL

2200 E 76th Avenue | Denver, CO 80229

Sale Price:	\$8,475,970	Lot Size:	109,771 SF
Year Built:	2019	Building SF:	30,000 SF
Price PSF:	\$282.53	Closed:	12/31/2019
Parking:	56 Parking Spaces		
Warehouse Building			



2



### INDUSTRIAL

2200 E 77th Avenue | Denver, CO 80229

Sale Price:	\$7,046,954	Lot Size:	109,771 SF
Year Built:	2016	Building SF:	30,000 SF
Price PSF:	\$234.90	Closed:	12/31/2019
Parking:	56 Parking Spaces		
Warehouse Building			



## SALE COMPS

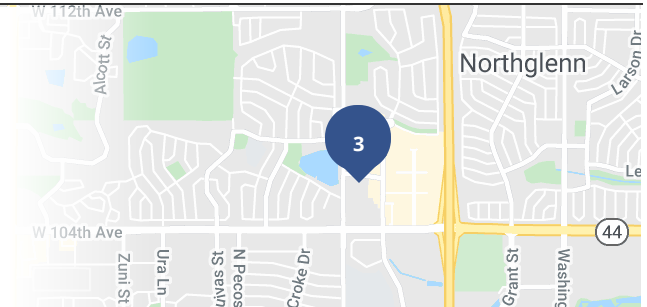
3



### INDUSTRIAL

650 W 106th Avenue | Northglenn, CO 80234

Sale Price:	\$5,057,000	Lot Size:	117,176 SF
Year Built:	1973	Building SF:	30,020 SF
Price PSF:	\$168.45	Closed:	12/10/2018
Parking:	86 Parking Spaces		
Warehouse Building			



4



### LAND

10555 Irma Drive | Northglenn, CO 80233

Sale Price:	\$2,200,000	Lot Size:	43,560 SF
Building SF:	SF	Price PSF:	\$50.51
Price / AC:	\$2,200,000	Closed:	07/11/2019
Commercial Land			



5



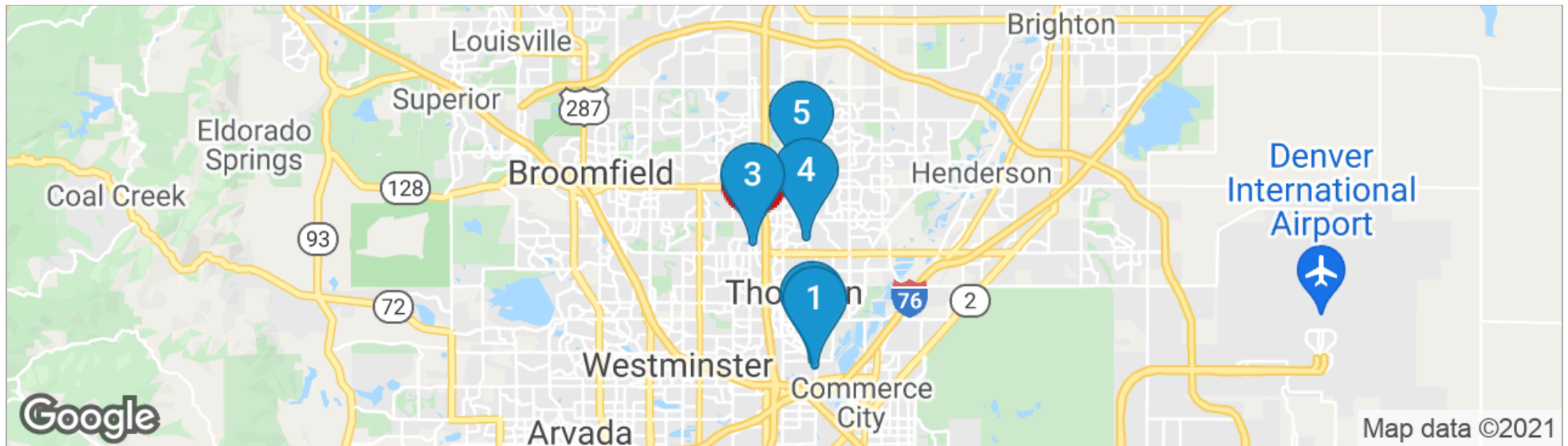
### LAND

12015 Irma Drive | Northglenn, CO 80241

Sale Price:	\$9,440,000	Lot Size:	217,800 SF
Building SF:	SF	Price PSF:	\$43.34
Price / AC:	\$1,888,000	Closed:	08/05/2019
Commercial Land			



## SALE COMPS MAP



### SUBJECT PROPERTY

555 W. 112th Avenue | Northglenn, CO 80234

1

### INDUSTRIAL

2200 E 76th Avenue  
Denver, CO 80229

2

### INDUSTRIAL

2200 E 77th Avenue  
Denver, CO 80229

3

### INDUSTRIAL

650 W 106th Avenue  
Northglenn, CO 80234

4

### LAND

10555 Irma Drive  
Northglenn, CO 80233

5

### LAND

12015 Irma Drive  
Northglenn, CO 80241

## UNIQUE PROPERTIES, INC. DISCLAIMER & CONFIDENTIALITY

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.