

Marcus & Millichap
TAG INDUSTRIAL GROUP

ALIO INDUSTRIES

5335 XENON STREET

ARVADA, CO 80002

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAD0050286

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

ALIO INDUSTRIES
5335 XENON STREET
ARVADA, CO 80002

PRESENTED BY

ALYSSA TOMBACK

Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@marcusmillichap.com
License: CO 100087968

BROKER OF RECORD

ADAM LEWIS
Denver Broker of Record
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2050
Adam.Lewis@MarcusMillichap.com
License CO: ER100091205

DEBT CONTACT

PHILLIP K. GAUSE
First Vice President Capital Markets
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2017
Phillip.Gause@MarcusMillichap.com

Marcus & Millichap





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- R&D Flex Property Built-to-Suit in 2016
- Building Includes GeoThermal Climate Control, Solar Panels and LED Lighting Throughout
 - Warehouse Includes Custom-Built Lab Space with 15" Concrete Floor
- Tenant in Business More Than 20 Years; Recently Acquired by Publicly Traded Allied Motion Technologies (Symbol: AMOT)
 - Accessible Location Just Off Ward Road in Arvada
 - Less Than One Mile to I-70
 - Strong Submarket with 1.5% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5335 Xenon Street in Arvada, Colorado, leased to ALIO Industries. The subject property consists of approximately 15,975 square feet of research and development flex space and is situated on 1.0 acre of land. Built-to-suit in 2016, the asset features geothermal climate control, rooftop solar panels, and LED lighting throughout. The warehouse space includes a custom-built lab with a 15" concrete floor. For more than 20 years, ALIO has designed and manufactured innovative nano technology motion systems used in automation technology. In 2021, ALIO Industries was acquired by the publicly traded company, Allied Motion Technologies (Ticker Symbol: AMOT).

Located less than one mile from Interstate 70 via Ward Road, the subject property is situated within the West Denver submarket. West Denver is one of the metro's largest industrial submarkets, containing 24.1 million square feet of space. Unlike the overall market, which largely consists of logistics space, West Denver is dominated by specialized space (mostly manufacturing facilities), accounting for 39 percent of local inventory. Flex space and logistics space make up the residual inventory at 32 percent and 29 percent, respectively. During the second quarter, the vacancy rate sat just 20 basis points above its record low at 1.2 percent. With availability largely nonexistent, market rents in West Denver are growing at a record 8.7 percent year-over-year. Market rents now average \$14.27-per-square-foot, offering landlords a significant 27 percent premium to the overall market. With only about 77,000 square feet currently under construction (representing 0.3 percent of inventory), rent growth and vacancies will largely be unaffected by new supply for the foreseeable future (CoStar).

Denver-Aurora-Lakewood metro is home to three million people among 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capitol and largest city, with approximately 742,800 residents. Metro Denver houses 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, and DISH Network. Aerospace, financial services, and health care are some of the industries that have driven economic growth in the new millennium. The passage of Amendment 64 in November 2012, created a new industry in marijuana, largely consisting of thriving young businesses. Metro Denver provides a high quality of life with rural and urban amenities. Rocky Mountain National Park is less than two hours driving from the metro area, and the city houses franchises for all four major sports.

PROPERTY DETAILS

ALIO INDUSTRIES

5335 XENON STREET, ARVADA, CO 80002

Number of Suites	1
Number of Buildings	1
Total Square Feet	15,975
Warehouse Square Feet	11,875
Office Square Feet	4,100
Office Ratio	26%
Year Built	2016
Lot Size	1 Acre
Type of Ownership	Fee Simple
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Grade Level Doors	1
Sprinklers	Wet
Construction	Masonry
Type of Lighting	LED
Zoning	Light Industrial
Market	Denver
Submarket	West Denver
Market Vacancy	1.50%





ALIO INDUSTRIES

5335 XENON STREET, ARVADA, CO 80002

OFFERING PRICE
\$4,900,000

CAP RATE
4.90%

Offering Price	\$4,900,000
Cap Rate	4.90%
Price/SF	\$306.73
Total Square Feet	15,975
Rental Rate	\$15.02
Lease Type	Triple Net (NNN)
Lease Term	3 Years
Tenancy	Single
Occupancy	100.00%

FINANCING

Loan Amount	\$2,940,000
Loan Type	New
Interest Rate	4.25%
Amortization	30 Years
Year Due	2027

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0050286)

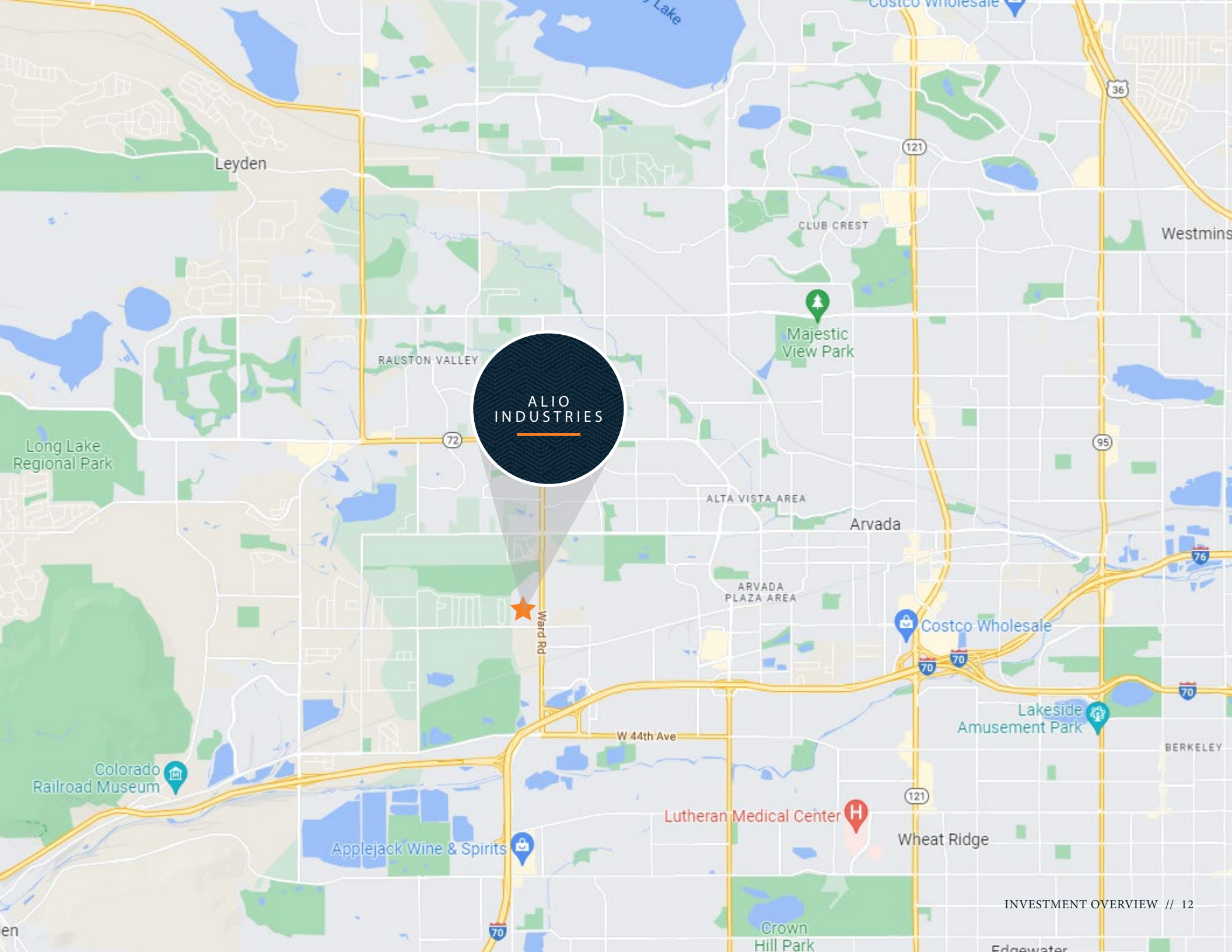
RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.						
Alio Industries	15,975	100.0%	11/1/21	10/31/24	\$15.02	\$20,000	\$240,000	\$240,000	NNN	Two 3-Year Terms, CPI Adjusted
Total	15,975				\$15.02	\$20,000	\$240,000	\$240,000		
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$20,000					Occupied Current Rents: \$20,000		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	240,000	15.02	240,000	15.02
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	7,500	0.47	7,500	0.47
Real estate Taxes	78,736	4.93	78,736	4.93
Total Reimbursement Income	\$86,236	100.0%	\$86,236	100.0%
Effective Gross Revenue	\$326,236	\$20.42	\$326,236	\$20.42

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	7,500	0.47	7,500	0.47
Real Estate Taxes	78,736	4.93	78,736	4.93
Total Expenses	\$86,236	\$5.40	\$86,236	\$5.40
Expenses as % of EGR	26.4%		26.4%	
Net Operating Income	\$240,000	\$15.02	\$240,000	\$15.02



ALIO
INDUSTRIES



ALIO
INDUSTRIES

Developmental
Disabilities

Goddard School of
Nevada (Ward Road)

Interstate Electrical
Contractors

ALIO Industries

Mind Warp Merch

Xenon St

Xenon St

W 54th Dr

W 54th Dr

5330

1264

Tilvee Skincare

INVESTMENT OVERVIEW // 13





TENANT SUMMARY

“A Better Way”

TENANT

ALIO Industries

HEADQUARTERS

Arvada, CO

DATE FOUNDED

2001

www.alioindustries.com



ALIO 6-D

ALIO designs, engineers, and manufactures nano technology motion systems for state-of-the-art applications in automation technology. ALIO produces nano technologies for silicon photonics, micro-assembly, digital pathology, genome sequencing, laser processing, and microelectronics. The company's product line includes the patented Hybrid Hexapod®, air bearing systems, linear and rotary nano-precision systems, and systems customized for atmospheric, clean room, and ultra-high vacuum environments.

In November 2021, ALIO Industries was acquired by the publicly traded company, Allied Motion Technologies (Ticker Symbol: AMOT). Allied Motion designs, manufactures, and distributes precision and specialty-controlled motion products used in a broad range of industries such as automotive, medical, aerospace & defense, and industrial. Headquartered in Amherst, New York, Allied Motion generates nearly \$480 million in annual revenues with global operations in Canada, South America, Europe, and Asia-Pacific.

CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DENVER COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



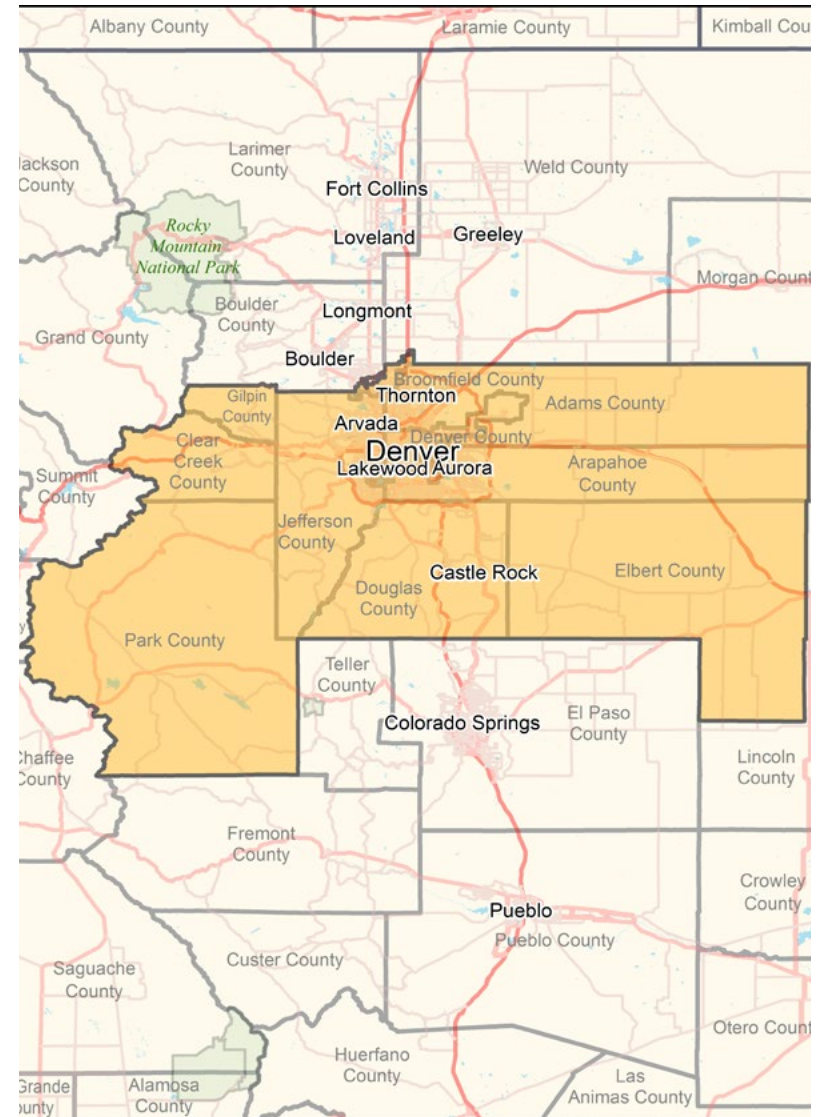
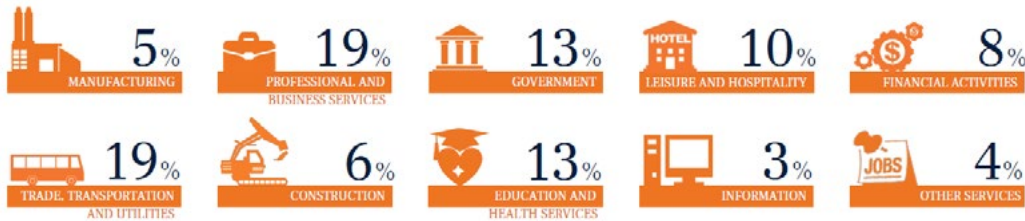
THRIVING
ALTERNATIVE
ENERGY SECTOR



METROPLEX GROWTH

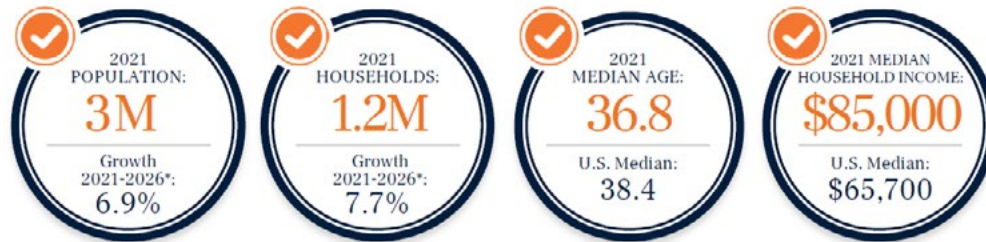
ECONOMY

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year. Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



METROPLEX GROWTH

The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.



DEMOGRAPHICS



212,284

Total Population
Within 5 miles



\$112,342

Average Household Income
Within 5 miles



116,788

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	5,656	85,137	221,379
2021 Estimate			
Total Population	5,372	82,498	212,284
2010 Census			
Total Population	4,695	75,434	190,883
2000 Census			
Total Population	4,253	74,121	189,527
Daytime Population			
2021 Estimate	5,328	86,927	230,844
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	2,161	35,727	93,340
2021 Estimate			
Total Households	2,029	34,312	89,144
Average (Mean) Household Size	2.5	2.4	2.4
2010 Census			
Total Households	1,765	31,218	80,212
2000 Census			
Total Households	1,475	29,060	76,849

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	13.7%	11.6%	9.5%
\$150,000-\$199,999	14.3%	11.6%	10.3%
\$100,000-\$149,999	27.3%	23.4%	22.4%
\$75,000-\$99,999	14.1%	13.2%	13.2%
\$50,000-\$74,999	11.0%	14.5%	15.6%
\$35,000-\$49,999	8.9%	9.6%	10.4%
\$25,000-\$34,999	3.8%	6.2%	6.3%
\$15,000-\$24,999	3.9%	4.9%	6.1%
Under \$15,000	3.1%	5.1%	6.0%
Average Household Income	\$138,558	\$122,641	\$112,342
Median Household Income	\$108,491	\$93,471	\$85,044
Per Capita Income	\$52,454	\$51,105	\$47,402
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	5,372	82,498	212,284
Under 20	21.2%	21.1%	21.1%
20 to 34 Years	18.1%	18.6%	20.3%
35 to 39 Years	6.4%	6.7%	7.2%
40 to 49 Years	12.8%	12.4%	12.6%
50 to 64 Years	23.6%	20.8%	20.1%
Age 65+	17.9%	20.4%	18.6%
Median Age	43.7	42.9	41.0
Population 25+ by Education Level			
2021 Estimate Population Age 25+	3,971	61,030	156,481
Elementary (0-8)	1.8%	2.0%	2.5%
Some High School (9-11)	2.9%	4.2%	4.8%
High School Graduate (12)	26.6%	22.9%	23.1%
Some College (13-15)	18.2%	21.3%	21.0%
Associate Degree Only	8.9%	8.4%	7.7%
Bachelor's Degree Only	26.1%	25.9%	26.2%
Graduate Degree	15.4%	15.2%	14.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	29.0	29.0



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0050286)

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

5335 Xenon St, Arvada, CO 80002

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

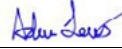
Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

ALIO INDUSTRIES 5335 XENON STREET ARVADA, CO 80002

PRESENTED BY

ALYSSA TOMBACK

Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@marcusmillichap.com
License: CO 100087968

BROKER OF RECORD

ADAM LEWIS

Denver Broker of Record
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2050
Adam.Lewis@MarcusMillichap.com
License CO: ER100091205

DEBT CONTACT

PHILLIP K. GAUSE

First Vice President Capital Markets
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2017
Phillip.Gause@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP