

Marcus & Millichap
TAG INDUSTRIAL GROUP

4200 KEARNEY STREET

DENVER, CO 80216

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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.

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OFFICES THROUGHOUT THE U.S. AND CANADA
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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible. The overall atmosphere is clean, modern, and industrial.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

- Well-Maintained Single-Tenant Industrial Building
 - New Roof Being Replaced in Q1 2025
- Subject Property Will Be Delivered Vacant Allowing for an Owner-User or Lease-Up Opportunity
- Building Features 24' Clear Height, Sprinklers, Permitted Paint Booth, and Dust Collection System
 - Flexible Loading Options with Four Dock-High Doors and One Grade-Level Door
- Accessible Location Just Off I-70 Between Downtown Denver and Denver International Airport
 - Low Submarket Vacancy of 4.4% Compared to Denver Average of 7% Per CoStar Data

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4200 Kearney Street in Denver, Colorado, leased by Front Range Cabinets. The subject property consists of approximately 31,137 square feet of warehouse space and is situated on 0.92 acres of land. The single-tenant asset features a clear height of 24', four dock-high doors, one drive-in door, sprinklers, masonry construction, three-phase heavy power with up to 6,000 amps and 480 volts, 23 parking spaces, and a rail spur. Additionally, the property is equipped with a permitted paint booth and dust collection system, currently used for the production of custom cabinetry. The well-maintained property is scheduled to undergo a roof replacement during the first quarter of 2025. Located just off Interstate 70 in the Quebec Street submarket, the property is easily accessible between Downtown Denver and Denver International Airport. Upon the sale of the property, the tenant will vacate, giving buyers an owner-user or lease-up opportunity.

Quebec Street is a midsize submarket with 11.6 million square feet of industrial space. With 73 percent of its inventory developed prior to the turn of the century, Quebec Street is one of the original industrial hubs in Denver. Given Quebec Street's proximity to the downtown area, little land is available for industrial development and there have been no industrial properties delivered since 2022. In 2024, net absorption contracted by the most on record at nearly -287,000 square feet. While the vacancy rate increased by 250 basis points, availability remained relatively low at just 4.5 percent, this compares to the overall Denver market at 8.0 percent. At the start of 2025, there were no industrial properties under construction, making rents and vacancies dependent upon demand levels 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 young thriving 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

4200 KEARNEY STREET, DENVER, CO 80216

Number of Suites	1
Number of Buildings	1
Total Square Feet	31,137 SF
Warehouse Square Feet	28,137 SF
Office Square Feet	3,000 SF
Office Ratio	9.63%
Year Built	1962
Lot Size	0.92 Acres
Clear Height	24'
Parking Spaces	23
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	4
Drive-In Doors	1
Construction	Masonry
Power	800-6000a/480v 3p
Type of Lighting	LED
Zoning	I-B
Roof Type	EPDM
Age/Condition of Roofs	*2025
Sprinklers	Yes
Market	CO-Denver MSA
Submarket	Quebec St
Market Vacancy	4.40%



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OFFERING HIGHLIGHTS

4200 KEARNEY STREET

DENVER, CO 80216

OFFERING PRICE
\$4,450,000

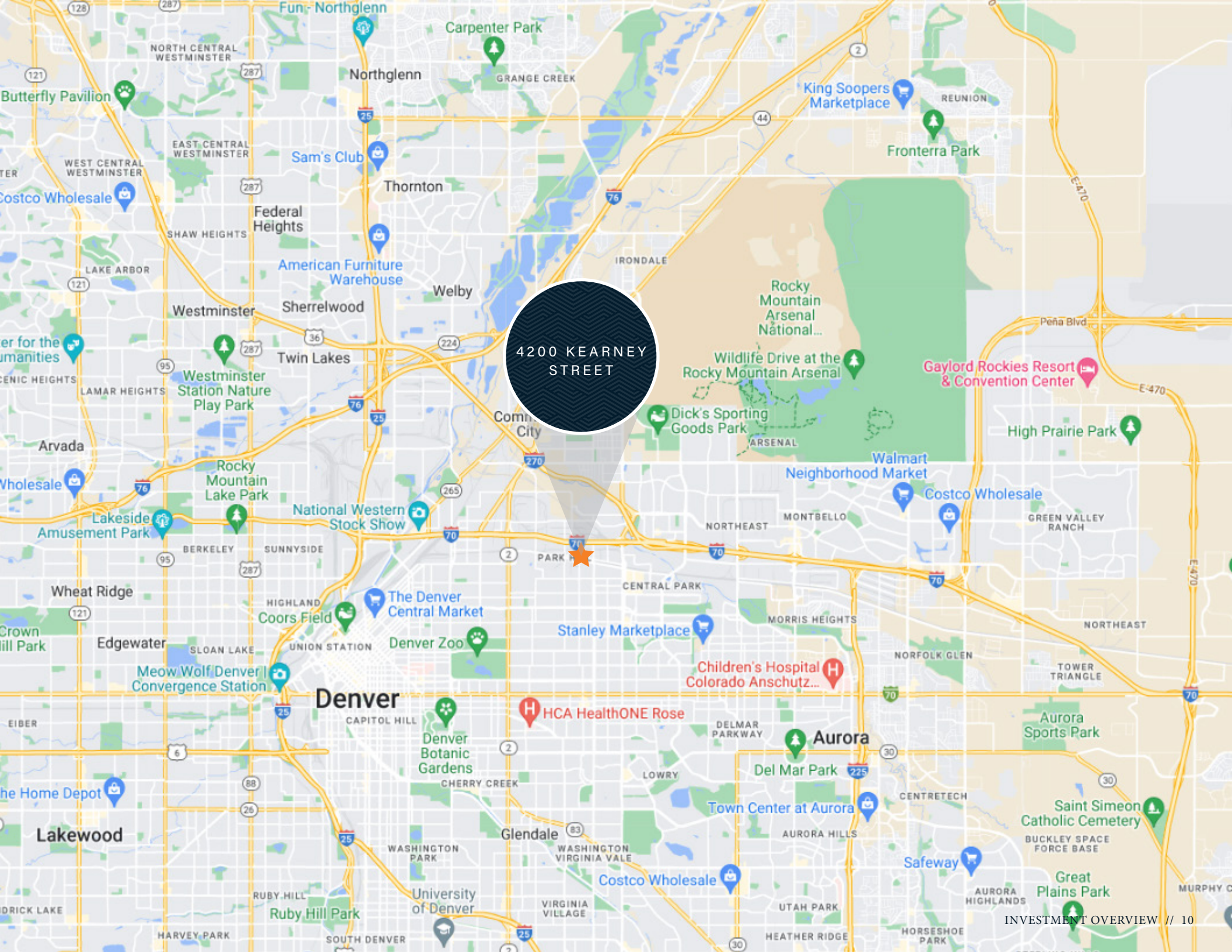
Offering Price	\$4,450,000
Price/SF	\$142.92
Total Square Feet	31,137
Tenancy	Single
Occupancy	0.00%

DEBT QUOTE

Loan-to-Value	85%
Term	3-10 Years
Rate	6.50%
Amortization	20 Years

*SBA and Investor Options Available Upon Request

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4200 KEARNEY STREET



4200 KEARNEY
STREET



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 1,076 debt and equity financings in 2024



National platform operating within the firm's brokerage offices



\$6.7 billion total national volume in 2024



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 local 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 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



8%
FINANCIAL
ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



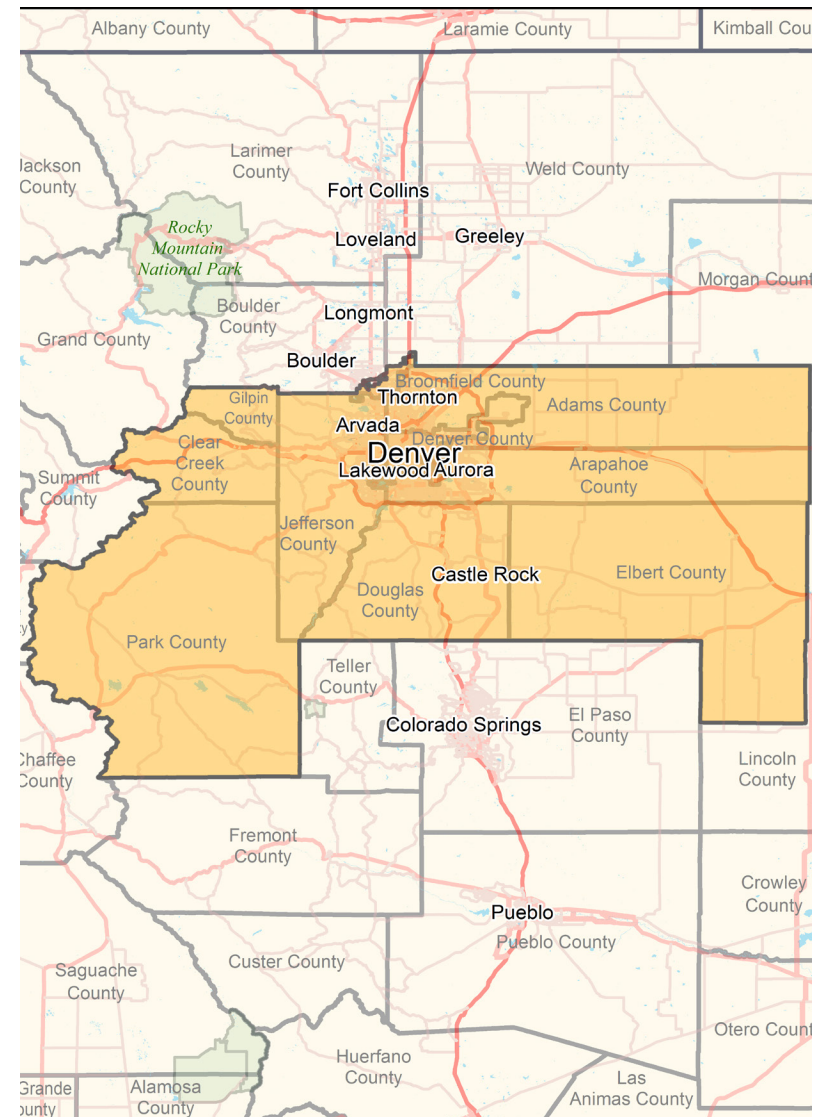
12%
EDUCATION AND
HEALTH SERVICES



3%
INFORMATION



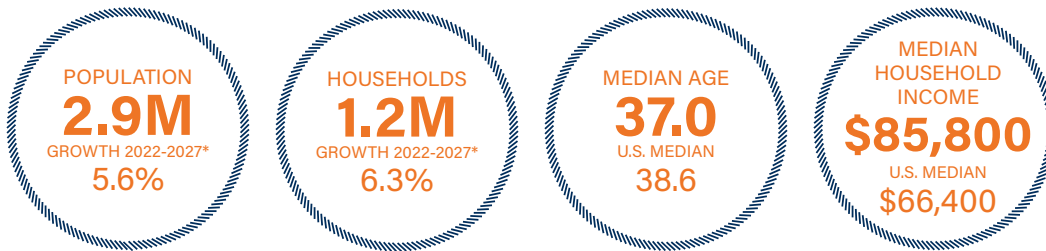
4%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

The metro is expected to add 162,400 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.



QUALITY OF LIFE

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 metropolitan area will continue to grow as the area's high quality of life attracts new residents.



DEMOGRAPHICS



365,974

Total Population
Within 5 Miles



51.7%



48.3%



\$126,602

Average Household Income
Within 5 Miles



202,494

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	7,471	119,872	388,988
2023 Estimate			
Total Population	7,135	112,467	365,974
2020 Census			
Total Population	6,698	109,193	359,258
2010 Census			
Total Population	6,320	89,222	292,207
Daytime Population			
2023 Estimate	19,031	135,960	571,999
HOUSEHOLDS			
2028 Projection			
Total Households	2,667	46,845	176,572
2023 Estimate			
Total Households	2,562	43,957	165,212
Average (Mean) Household Size	2.7	2.5	2.2
2020 Census			
Total Households	2,509	42,238	158,197
2010 Census			
Total Households	2,070	33,922	125,981

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	5.8%	15.0%	14.5%
\$150,000-\$199,999	5.0%	11.3%	10.3%
\$100,000-\$149,999	12.6%	19.5%	17.2%
\$75,000-\$99,999	16.0%	12.4%	11.9%
\$50,000-\$74,999	15.5%	13.7%	14.6%
\$35,000-\$49,999	10.7%	8.5%	9.4%
\$25,000-\$34,999	8.0%	5.1%	6.2%
\$15,000-\$24,999	9.3%	5.7%	6.2%
Under \$15,000	17.1%	8.8%	9.7%
Average Household Income	\$77,859	\$130,930	\$126,602
Median Household Income	\$58,302	\$91,247	\$82,607
Per Capita Income	\$28,479	\$51,385	\$57,648
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	7,135	112,467	365,974
Under 20	26.2%	26.0%	20.9%
20 to 34 Years	24.6%	24.7%	30.0%
35 to 39 Years	7.6%	9.8%	9.7%
40 to 49 Years	12.8%	15.1%	13.9%
50 to 64 Years	16.0%	14.6%	14.7%
Age 65+	12.8%	9.9%	10.8%
Median Age	34.5	34.7	34.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	4,792	77,020	267,421
Elementary (0-8)	8.0%	7.6%	6.6%
Some High School (9-11)	8.1%	7.3%	6.3%
High School Graduate (12)	28.4%	18.5%	16.5%
Some College (13-15)	24.5%	15.0%	14.9%
Associate Degree Only	7.4%	4.4%	4.9%
Bachelor's Degree Only	16.5%	26.6%	29.9%
Graduate Degree	7.1%	20.6%	21.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	28.0	27.0

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:

4200 Kearney Street, Denver, CO 80216

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.


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