

Marcus & Millichap  
TAG INDUSTRIAL GROUP

4200 KEARNEY STREET

DENVER, CO 80216

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
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# 4200 KEARNEY STREET DENVER, CO 80216

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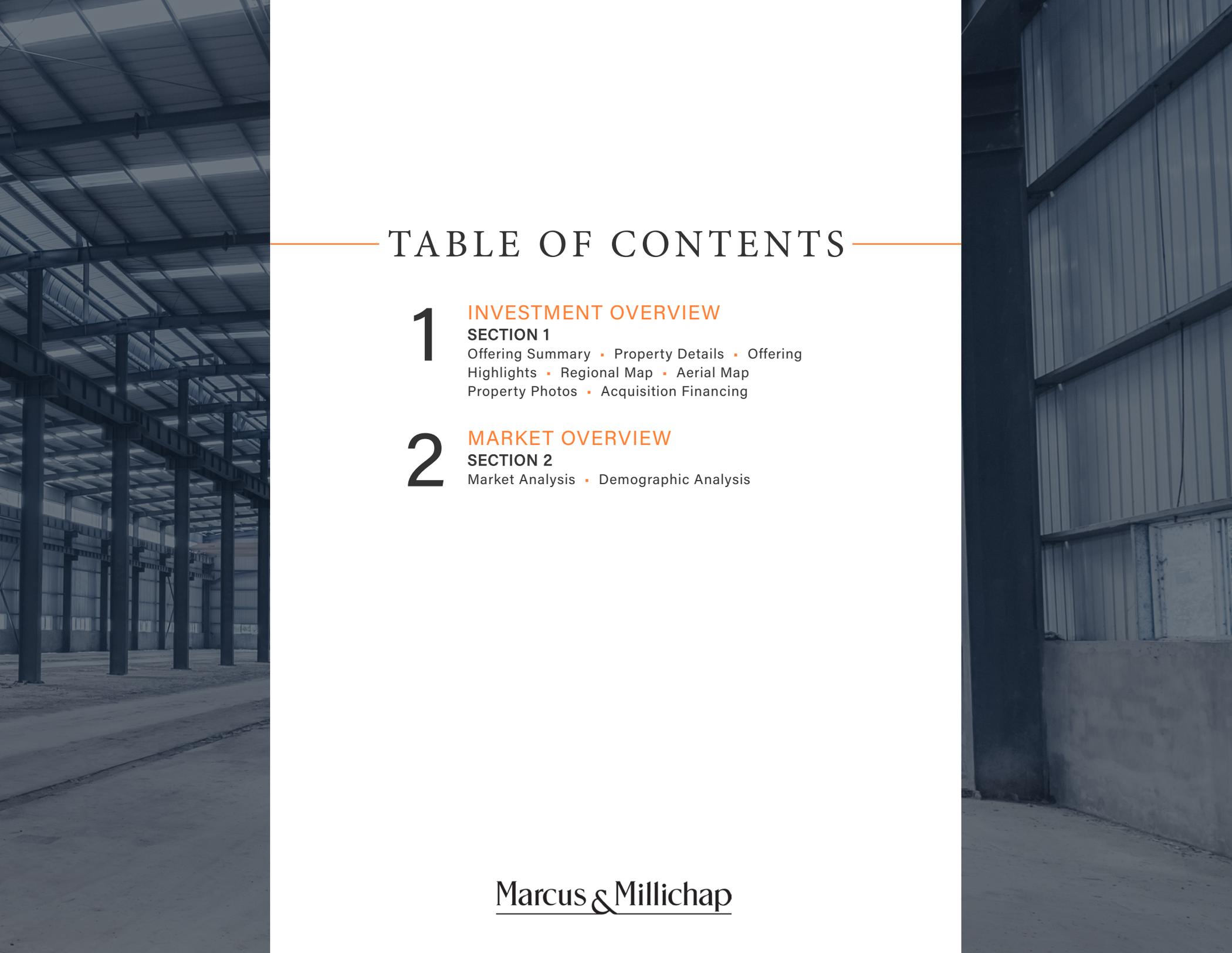
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UNI-WEST

Shipping Box Co

The page features a background image of an industrial building. On the left, the interior of a large, empty warehouse is visible, showing a high ceiling with a complex steel truss system and several vertical support columns. On the right, the exterior of the building is shown, featuring corrugated metal siding and a concrete base. The overall color palette is muted, with greys, blues, and oranges.

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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant 31,137-Square-Foot Well-Maintained Industrial Building Situated on 0.92 Acres
- Features 17' Clear Height, Four Docks, One Grade-Level Door, Sprinklers, and Newly Replaced Roof
- Specially Equipped with Paint Booth, Dust Collection System, Rail Spur, and Heavy Power Up to 6,000a
  - To Be Sold Vacant, Creating Owner-User or Lease-Up Investment Opportunity
- Accessible Location Along I-70 in Quebec Street Submarket Between Downtown Denver and Denver International Airport
  - Available for Lease at \$8/SF NNN

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4200 Kearney Street in Denver, Colorado, currently occupied by Front Range Cabinets of Denver, LLC. The subject property consists of approximately 31,137 square feet of industrial space and is situated on 0.92 acres of land. The single-tenant asset features a 17' clear height, four dock-high doors, one grade-level door, sprinklers, 23 parking spaces, and a new EPDM roof replaced in Q1 2025. Furnished with a permitted paint booth and dust collection system, the property is also uniquely equipped with a Union Pacific rail spur and three-phase heavy power, generating 800 to 6,000 amps. Positioned along Interstate 70, the property sits less than eight miles from Downtown Denver and about 17 miles from the Denver International Airport. To be vacated upon sale, the sale offers buyers an owner-user and lease-up investment opportunity.

The subject property is well-positioned within the mid-sized Quebec Street submarket, containing 11.6 million square feet of industrial space. In 2025, net absorption in the submarket contracted by nearly -325,000 square feet. Due to the lack of available infill space, no new industrial properties were delivered in Quebec Street. Nonetheless, the vacancy rate rose to 7.3 percent but remained slightly below the national average. The increase in availability caused annual market rent growth to fall into negative territory by -1.3 percent. With no industrial properties under construction, demand will be in the driver's seat for vacancies and rents for the foreseeable future (CoStar).

The Denver-Aurora-Lakewood metro is home to three million people across 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capital and largest city, with approximately 716,577 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 a two-hour drive from the metro area, and the city houses franchises for all four major sports.

# PROPERTY DETAILS

## 4200 KEARNEY ST 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	17'
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%



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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0050096)



## 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



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 our 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 1,659  
Debt and equity  
financings in 2025



National platform operating  
within the firm's  
brokerage offices



\$11.9 billion  
total national  
volume in 2025



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

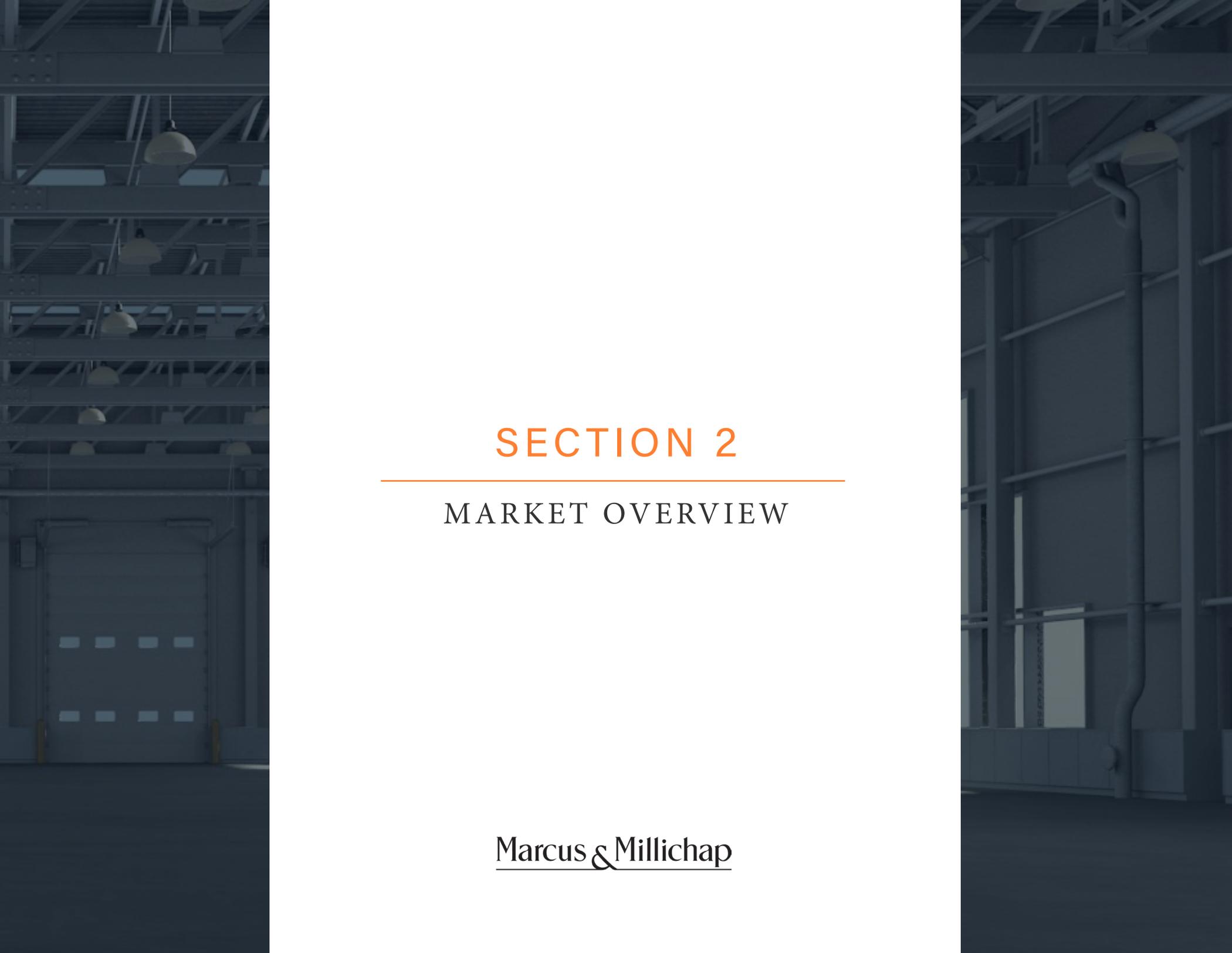
# WHY MMCC?

.....  
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

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### 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 717,000 residents. The market also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by the western hemisphere's largest airport by land area, the Denver International Airport. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.



MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS

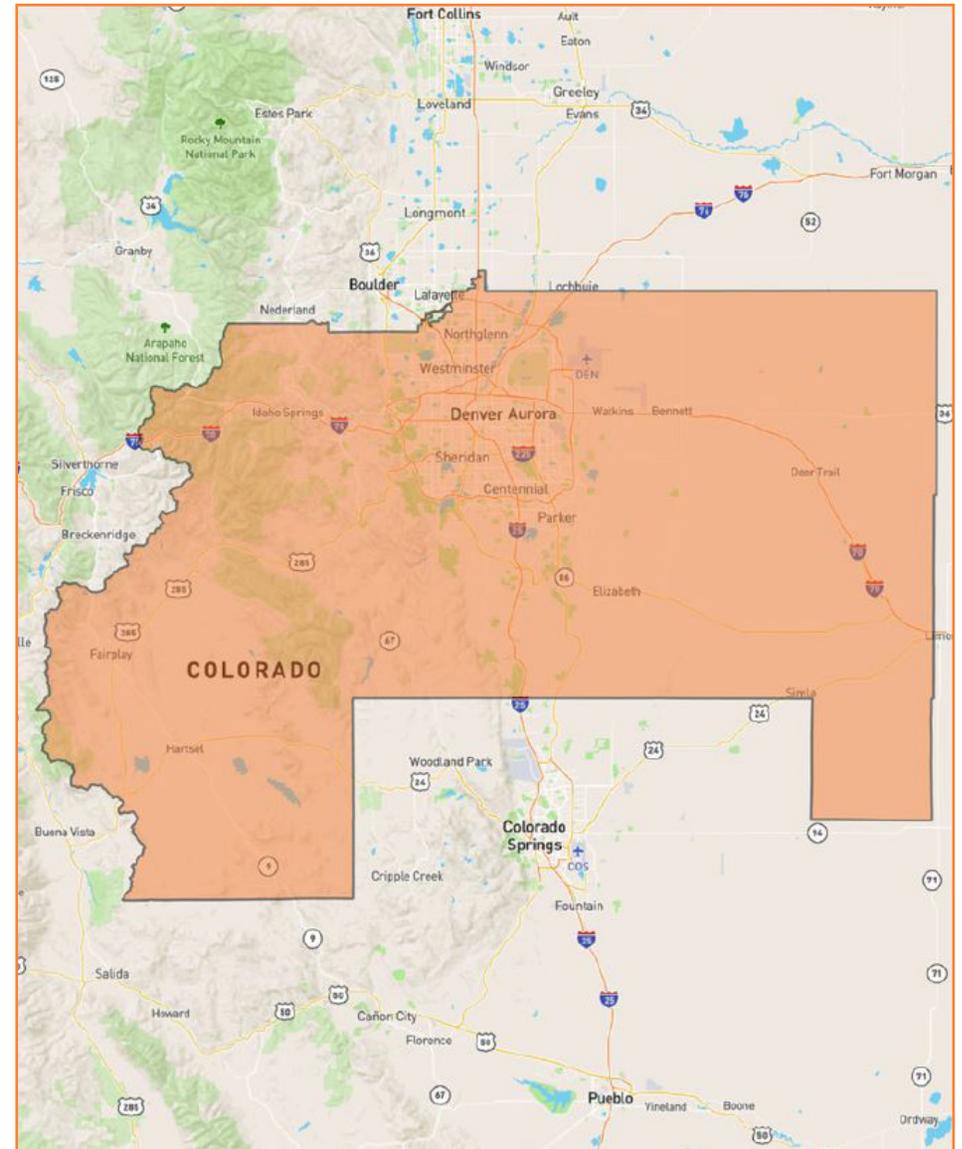


ALTERNATIVE  
ENERGY

# METROPLEX GROWTH

## ECONOMY

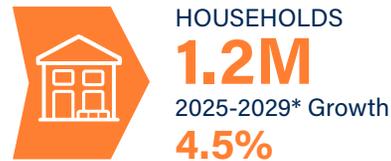
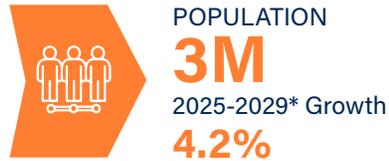
Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's healthy economy translates into notable retail sales growth. This year, the local metric will reach 4.5 percent, exceeding the U.S. forecast by 140 basis points. Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



# METROPLEX GROWTH

## DEMOGRAPHICS

The metro is expected to add 126,000 new residents during the next five years, accompanying the formation of 54,000 new households. Gains in higher-paying employment sectors keep the median household income of \$111,000 per year well above the national measure. With a disproportionately young population, Denver will rank 13th in population growth for ages 20 to 34 in 2025.



## 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, Breckenridge and Copper Mountain.



## DEMOGRAPHICS



372,004

Total Population  
Within 5 Miles



51.3%



48.7%



\$125,584

Average Household Income  
Within 5 Miles



235,734

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	6,608	117,222	386,303
<b>2025 Estimate</b>			
Total Population	6,489	112,428	372,004
<b>2020 Census</b>			
Total Population	6,698	109,193	359,258
<b>2010 Census</b>			
Total Population	6,320	89,222	292,207
<b>Daytime Population</b>			
2025 Estimate	20,761	133,511	643,868
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	2,793	48,043	179,907
<b>2025 Estimate</b>			
Total Households	2,694	46,044	172,433
Average (Mean) Household Size	2.3	2.5	2.3
<b>2020 Census</b>			
Total Households	2,509	42,238	158,197
<b>2010 Census</b>			
Total Households	2,070	33,922	125,981

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	8.7%	21.7%	18.4%
\$150,000-\$199,999	5.7%	12.7%	11.1%
\$100,000-\$149,999	11.2%	18.0%	17.5%
\$75,000-\$99,999	15.3%	10.0%	10.8%
\$50,000-\$74,999	22.4%	13.2%	14.2%
\$35,000-\$49,999	10.0%	6.8%	8.0%
\$25,000-\$34,999	6.9%	4.6%	5.4%
\$15,000-\$24,999	6.6%	5.4%	5.8%
Under \$15,000	13.2%	7.7%	8.8%
Average Household Income	\$90,637	\$138,567	\$125,584
Median Household Income	\$66,528	\$114,933	\$103,145
Per Capita Income	\$38,593	\$56,429	\$58,800
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	6,489	112,428	372,004
Under 20	23.4%	25.8%	20.0%
20 to 34 Years	23.3%	22.3%	30.3%
35 to 39 Years	9.5%	10.0%	9.7%
40 to 49 Years	13.6%	16.3%	14.0%
50 to 64 Years	15.5%	14.6%	14.7%
Age 65+	14.8%	11.0%	11.3%
Median Age	37.0	36.0	35.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	4,631	78,321	274,316
Elementary (0-8)	11.5%	5.5%	5.3%
Some High School (9-11)	4.0%	5.5%	5.1%
High School Graduate (12)	24.0%	14.8%	14.9%
Some College (13-15)	21.4%	14.4%	14.3%
Associate Degree Only	5.7%	4.5%	4.8%
Bachelor's Degree Only	23.9%	30.1%	33.0%
Graduate Degree	9.4%	25.2%	22.6%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	27.0	27.0	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.

  
Broker

# 4200 KEARNEY STREET DENVER, CO 80216

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