

Marcus & Millichap
TAG INDUSTRIAL GROUP

4300 FOREST STREET

DENVER, CO 80216

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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

4300 FOREST STREET DENVER, CO 80216

PRESENTED BY

ALYSSA TOMBACK

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

THIMY MORAITIS

Associate Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
Denver, CO 80202
Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150,
Denver, CO 80202
Tel: (303) 328-2054
Erik.Franks@MarcusMillichap.com

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 22,100-Square-Foot Warehouse Situated on 1.29 Acres
- New 1-Year NNN Lease Allows for Investment or Owner-User Opportunity
- Featuring 18' Clear Height, Two Dock Doors, Two Grade Doors, and Heavy Power with 2,000A/480V
- Demised into Two Units for Single or Multi-Tenant Use | Half-Acre Fenced-In IOS
- Central Location Along I-70 with Access to Union Pacific Rail Spur

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4300 Forest Street in Denver, Colorado. The subject property consists of approximately 22,100 square feet of warehouse space and is situated on 1.29 acres of land. The single -tenant asset features two demised units, a clear height of 18', two dock-high doors, two grade-level doors accessible via ramps and/or dock, and heavy power with 2,000 amps and 480 volts. With a half-acre fenced-in lot, the property provides ample industrial outdoor storage space (IOS). Located along Interstate 70, 5.8 miles from Denver's central business district, the property has access to a Union Pacific rail spur. Available for lease or sale, the vacant property can support a variety of uses or be acquired as a value-add investment opportunity.

The subject property is well-positioned within the mid-sized Quebec Street Submarket, one of the original industrial nodes in Denver. The submarket contains 11.6 million square feet of industrial space. In 2025, net absorption in Quebec Street contracted by roughly -325,000 square feet. Thanks to a lack of available space, there were no new industrial properties delivered last year, helping to keep a lid on vacancies. While the vacancy rate rose to 7.3 percent in Quebec Street, availability remained slightly below the 7.7 percent national average (based on the top 50 metros, classes A, B, & C, and a minimum 10,000 square feet). Annual rent growth contracted by -1.8 percent to an average of \$9.50 per square foot. With no industrial properties under construction in Quebec Street at the start of 2026, demand will remain in the driver's seat for the foreseeable future, directing vacancies and rents (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

4300 FOREST STREET, DENVER, CO 80216

Number of Suites	2
Number of Buildings	1
Total Square Feet	22,100 SF
Warehouse Square Feet	19,676 SF
Office Square Feet	2,424 SF
Office Ratio	10.97%
Year Built	1976
Lot Size	1.29 Acres
Clear Height	18
Parking Spaces	15
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	2
Grade Level Doors	2
Construction	Metal
Power	2000a/480v
Zoning	I-B
Roof Type	Metal
Sprinklers	Wet
Market	CO-Denver MSA
Submarket	Quebec St
Market Vacancy	7.00%



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OFFERING HIGHLIGHTS

4300 FOREST STREET

DENVER, CO 80216

OFFERING PRICE
\$3,675,000

CAP RATE
7.82%

Offering Price	\$3,675,000
Cap Rate	7.82%
Price/SF	\$166.29
Total Square Feet	22,100
Tenancy	Single
Occupancy	100.00%

DEBT QUOTE

Type	INVESTMENT	OWNER-USER
LTV	65%	85%
Rate	6.50%	5.55%
Term	3-5 Years	3-10 Years
Amortization	25 Years	25 Years

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RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
			Comm.	Exp.				
Intermountain Electronics, Inc.	22,100	100.0%	5/15/26	5/31/27	\$13.00	\$23,942	\$287,300	NNN
Total	22,100				\$13.00	\$23,942	\$287,300	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%	
Total Current Rents: \$23,942					Occupied Current Rents: \$23,942		Unoccupied Current Rents: \$0	

An aerial photograph of an industrial district. The scene is filled with various commercial buildings, including large warehouses and smaller storefronts. A prominent feature is a large parking lot in the foreground containing several Safeway semi-trailers. A callout circle with a dark, textured background and a white border is positioned in the center of the image. Inside the circle, the text "4300 FOREST STREET" is written in white, sans-serif font. A white line extends from the bottom of the circle, ending in a small orange star that marks a specific building in the middle ground. The background shows a dense urban area with residential houses and a major highway with multiple lanes of traffic. The sky is clear and blue.

4300 FOREST 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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$49.6 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.

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 industrial and modern.

SECTION 2

MARKET OVERVIEW

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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

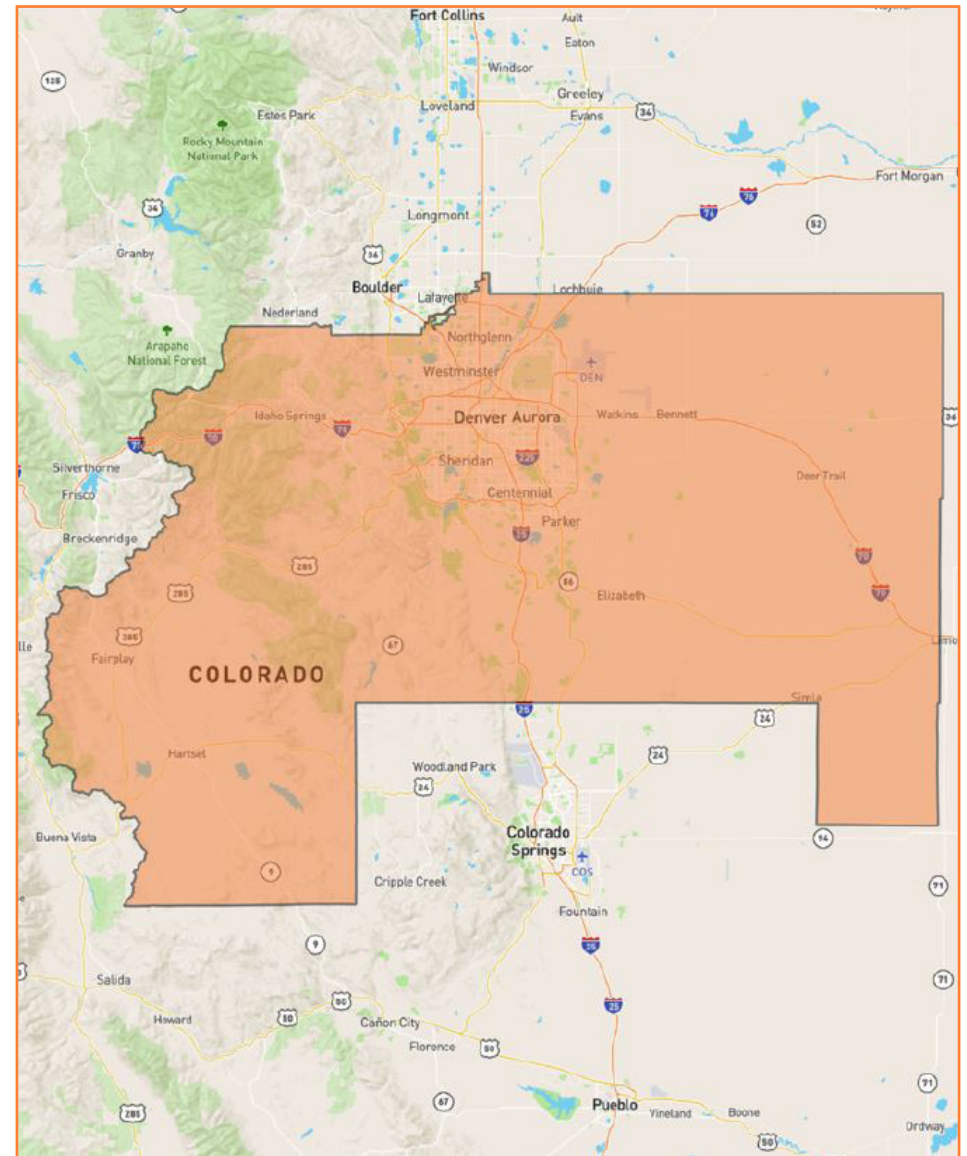


ALTERNATIVE
ENERGY

METROPLEX GROWTH

ECONOMY

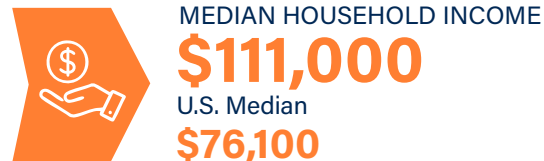
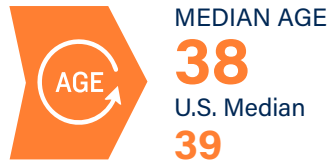
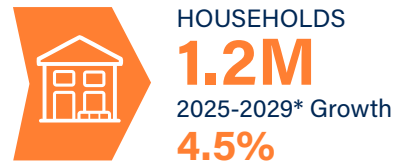
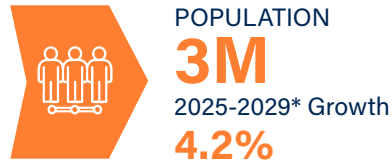
Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's healthy economy translates into notable retail sales growth. This year, the local metric will reach 4.5 percent, exceeding the U.S. 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



383,379

Total Population
Within 5 Miles



51.3%



48.7%



\$126,577

Average Household Income
Within 5 Miles



246,367

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	5,754	115,644	398,207
2025 Estimate			
Total Population	5,732	110,622	383,379
2020 Census			
Total Population	6,024	106,892	368,120
2010 Census			
Total Population	4,930	87,809	298,853
Daytime Population			
2025 Estimate	14,417	141,843	645,880
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,588	48,920	189,350
2025 Estimate			
Total Households	2,521	46,661	181,402
Average (Mean) Household Size	2.2	2.4	2.2
2020 Census			
Total Households	2,396	42,360	166,265
2010 Census			
Total Households	1,735	34,090	131,583

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.9%	21.1%	18.6%
\$150,000-\$199,999	7.3%	13.0%	11.2%
\$100,000-\$149,999	13.0%	18.3%	17.5%
\$75,000-\$99,999	15.1%	10.0%	10.9%
\$50,000-\$74,999	17.3%	12.9%	13.9%
\$35,000-\$49,999	10.2%	6.6%	8.0%
\$25,000-\$34,999	8.1%	4.6%	5.3%
\$15,000-\$24,999	8.1%	5.3%	5.8%
Under \$15,000	11.9%	8.2%	8.8%
Average Household Income	\$91,484	\$137,163	\$126,577
Median Household Income	\$69,143	\$112,515	\$103,724
Per Capita Income	\$40,916	\$57,887	\$60,222
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	5,732	110,622	383,379
Under 20	22.1%	24.4%	19.3%
20 to 34 Years	27.9%	23.9%	31.1%
35 to 39 Years	9.7%	10.1%	9.8%
40 to 49 Years	13.0%	15.7%	14.0%
50 to 64 Years	14.9%	14.5%	14.5%
Age 65+	12.4%	11.4%	11.2%
Median Age	35.0	36.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,103	78,475	285,567
Elementary (0-8)	8.9%	5.2%	5.1%
Some High School (9-11)	3.9%	5.2%	5.0%
High School Graduate (12)	24.6%	14.4%	14.4%
Some College (13-15)	18.8%	14.3%	13.9%
Associate Degree Only	6.0%	4.5%	4.6%
Bachelor's Degree Only	26.7%	31.4%	34.0%
Graduate Degree	11.2%	25.1%	23.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	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:

4300 Forest 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

4300 FOREST STREET DENVER, CO 80216

PRESENTED BY

ALYSSA TOMBACK

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

THIMY MORAITIS

Associate Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
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Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150,
Denver, CO 80202
Tel: (303) 328-2054
Erik.Franks@MarcusMillichap.com

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