

# Denver Industrial Capital Markets - Deal Board

On The Market!



**Boulder County Industrial Portfolio**  
98,600 SF - 4 Buildings - 100% Leased -  
Multi-Tenant Portfolio in Boulder County

On The Market!



**Central Connection**  
194,710 SF - 2 Buildings - 100% Leased  
Class A - North Central Submarket

On The Market!



**6268 Monarch Park Place**  
37,264 SF - 100% Leased to Two Tenants  
Boulder Industrial

Sold!



**333-335 Centennial**  
408,045 SF - 2 Buildings - 100% Leased -  
Northwest Submarket

Sold!



**Airport Central Portfolio**  
340,000 SF - Infill - 2 Buildings  
Airport Central Submarket

Sold!



**Plum Tree Plaza**  
73,170 SF - 4 Buildings - 100% Leased  
Located in Fort Collins

Sold!



**Commander Industrial Portfolio**  
11 Buildings - 511,581 SF  
Northwest Submarket

Sold!



**Central Sixty Four**  
220,000 SF - Class A New Construction -  
2 Buildings - Central Submarket

Sold!



**THE RIDGE**  
Class A - 220,000 SF - 2 Buildings  
Located in the Southeast Submarket

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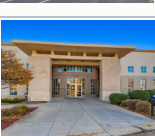
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	333-335 Centennial Pkwy Louisville, CO	Walton Street Capital / Berkeley Partners	408,045	1995 & 2019	12/22/22	\$69,900,000	\$171	Situated in the Northwest submarket — which is one of the most infill and supply-constrained industrial markets within Denver. Fully leased with 28% below market rents and a 4.69-year ALT — providing stellar upside as leases roll.
	Airport Central 11475 E 5rd Ave & 11777 E 55th Ave Denver, CO	TA Realty / JP Morgan	340,960	1985-1986	10/20/22	\$33,000,000	\$97	Located in the desirable Airport Central micro-market. 93% leased to seven tenants with staggered rollover and 23% below market rents. Rail served. Low office buildout.
	Plum Tree Plaza 2573-2607 Midpoint Dr Fort Collins, CO	Nectar Equities, LLC / Ogilvie Properties	73,170	1990	10/06/22	\$12,990,000	\$178	Portfolio was constructed in the 1990's by WW Reynolds Companies. The four-building complex is 100% leased to four tenants anchored by Larimer County and indivior.
	Commander Portfolio Midway Blvd & Wadsworth Blvd. Broomfield, CO	Lightstone Group / Westcore	511,581	1969-1985	10/06/22	\$72,000,000	\$141	11 building portfolio on 31 ac infill site off US 36. 16 in-place tenants and 96% occupied with upcoming roll. Mark to market opportunity with rents 15% below market. Partial metal buildings with approx. 10% office finish.
	Central 64 2075-2175 W 64th Ave Denver, CO	Confidential / Stockbridge / Corum	220,100	2022	10/04/22	\$47,700,000	\$217	New construction, fully-leased distribution buildings with three tenants that have 19% below market rates.
	The Ridge at Dove Valley 7801 S Fairplay St Englewood, CO	TA Realty / Opus Group	219,300	2021	09/26/22	\$37,600,000	\$171	Two Class A distribution centers situated on 19.77 AC completed in August 2022. 52 dock high doors, 8 drive-in doors, 32' clear height. Forward sale. Marketed during the interest rate movement. Underwritten to a stabilized ~4.75% ROC.
	2520-2540 Zeppelin Rd Colorado Springs, CO	MMB Management / Scannell Properties	240,240	2021	06/21/22	\$38,000,000	\$158	Two brand new distribution centers in Colorado Spring's strongest industrial distribution submarket situated on 14.6 AC. One tenant is investment grade credit. 1031 exchange.
	Denver Infill Portfolio Various Denver, CO	Stockbridge Capital Group LLC / Link Logistics	1,337,639	1971 - 2009	04/12/22	\$252,000,000	\$188	100% leased to 25 diversified tenants with staggered roll over and 13% below market rents. 3.1 year WALT. Low office buildout of 6.5%. Located in West, North Central and Airport submarkets.
	1850 Dogwood St Louisville, CO	Ivy Dogwood Property LLC c/o Ivy Realty / Adler Realty Investments Inc	58,901	2000 / 2013 & 2017	02/22/22	\$12,750,000	\$216.46	Located in the Colorado Tech Center, the single tenant asset has a WALT of 7.6 years and currently has rents 18.2% below market. Tenant is a plant-based food manufacturer.

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	76 Commerce Center - Bldgs 4 & 5 22600-22700 E. I-76 Frontage Rd Brighton, CO	Principal / Hyde / Mortenson	618,480	2018 & 2020	01/14/22	\$88,450,000	\$142.93	Fully leased to five unique tenants in diversified industries. The buildings have Class A features throughout in addition to fenced outside storage, trailer parking and office space. 76 Commerce Ctr is a 155 AC regional distribution center with one full mile of I-76 frontage and immediate interstate access. At full build out, the Project will have four buildings totaling 1.7 million square feet.
	Prospect Portfolio Ft. Collins, CO	Ogilvie / Cress Capital / Quilvest	364,909	Varies	12/22/21	\$53,500,000	\$146.61	20 building, 7 asset portfolio of R&D, office and industrial properties in Colorado's fastest growing region. The Portfolio was comprised of 45 tenants with a WALT of 3.2 years and rents 5.3% below market.
	Liberty AMZL 12675 Liberty Blvd Englewood, CO	KKR / Shea Properties	147,001	2021	12/21/21	\$80,250,000	\$546	100% leased to AMZL for 15 years with 2% bumps. Starting rate is \$19.13 PSF. 31-AC site (11% coverage) located in the 5th highest median income county in the US and the only county in the top 10 listed outside the East Coast. Largest geographic coverage area with zero overlap to other AMZLs in Denver and the only last mile station servicing South Denver.
	Nexus North 17010 E. 88th Ave Commerce City, CO	Quintero Owner LLC c/o KKR / Ares / Becknell	1,000,602	2021	12/16/21	\$97,558,700	\$95	Forward sale of a long-term lease. Deal was under contract in January 2021 and closes upon substantial completion.
	Pecos Logistics Park 5675-5725 Pecos St Denver, CO	JP Morgan / Westfield	1,146,100	2021 - 2022	12/10/21	\$318,000,000	\$277.00	One of the largest industrial transactions in Colorado history. Situated in the North Central submarket which has the highest barriers to entry in Denver and has experienced one of the highest rent growth percentages in the country. 40% pre-leased to credit tenants with a 9.9-year WALT at time of sale.
	Gunbarrel Business Center 6205-6235 Lookout Rd Boulder, CO	Berkeley Parnters/ Tyler Development Corp.	58,951	1982	10/29/21	\$9,775,000	\$165.81	Two buildings in Gunbarrel Business Park sitting on a collective 4.4-acre lot. There are seven tenants with rents approx. 16% below market and a WALT of 1.6 years.
	1830 Lefthand Cir Longmont, CO	Capridge Partners/ Balfour Pacific	90,000	1988	10/27/21	\$19,300,000	\$214.44	100% leased to credit worthy tenants - McKesson and Honeybee with a 8.3 year WALT. Located in highly sought after Boulder County.
	All American Pet Proteins 259 30th St Greeley, CO	Bridge Investment Group/ John Landers	321,390	1984 (1995/2004)	9/15/21	\$44,000,000	\$136.91	100% leased to All American Pet Proteins - long term lease. Property consists of 64% warehouse, 29% freezer, 5% office and 2% fresh meat cooler. The facility has rail access and about 220k SF available for expansion.
	1841-1851 Lefthand Cir Longmont, CO	Jakobson Properties / Berkeley Partners	59,200	1983	9/27/21	\$11,100,000	\$187.50	Two buildings, 100% leased to two users in aerospace and pharmaceuticals with a 7.0-year WALT.

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	AXIS25 4510 & 4550 Byrd Dr Loveland, CO	STAG Industrial / Etkin Johnson	195,694	2021	9/24/21	\$42,250,000	\$215.90	49% leased to a credit tenant (Beckman Coulter). Two building, Class A business park in the fastest growing region in Colorado and fronts I-25. **Year 2 (implied) Stabilized Return on Cost**
	EDGE 470 14820-14830 Compark Blvd KKR / Etkin Johnson Parker, CO		159,219	2020	5/12/21	\$37,900,000	\$179	Newly constructed, 32 AC project features two phases. Phase I is complete and features two Class A buildings. Phase II sits on 19.7 AC on ready land.
	Colorado Tech Center Various Louisville, CO	Starwood Capital / Etkin Johnson	1,676,081	1998-2020	4/21/21	\$394,650,000	\$235	6.5-year WALT. Portfolio rents are 9% below market. Tenants have invested over \$55.6M (\$81 PSF) since occupying space at the Portfolio.
	Campus at Longmont Various Longmont, CO	Berkeley Partners / Balfour Pacific	302,200	1983-1995	03/04/21	\$43,250,000	\$143	Flex/Lab space. 22 tenants in Tech, Outdoor and Pharma/Life Sciences. Units ranging in size from 3,434 SF to 45,000 SF. Off-market transaction.
	Advanced Energy 2424 Midpoint Dr & 1625 Sharp Point D, Fort Collins, CO	Capital Square / Cress Capital	115,627	2000	02/22/21	\$30,650,000	\$265	One tenant, two buildings with a WALT of 15.5 years and annual rent escalations of 2.5%.
	Tower Business Center 18701 & 18901 E 38th Ave Aurora, CO	Everwest / United Properties / Artis REIT	422,961	2019	02/09/21	\$66,450,000	\$157	Two buildings, 100% leased to Sprouts Farmers Market and Tempur Sealy. Combined, the tenants have a WALT of 12.5 years. Freezer / cooler.
	Enterprise Park Business Center 10035 E 40th Ave Denver, CO	Nuveen / Etkin Johnson Real Estate Partners	461,314	2008-2009	12/18/20	\$77,000,000	\$166.91	Three buildings, 100% leased business center with a 6.9-year WALT (as of analysis start date). Property rents were 20% below market at time of sale.
	Commander Portfolio Midway & Wadsworth Broomfield, CO	Westcore Proper- ties/ Commander Leasing LLC	509,164	1972-1985	11/5/20	\$48,000,000	\$94.00	11 building portfolio on 35 AC infill site off US 36. 100% occupied to 15 tenants. Below market rents. Partial metal buildings with approx. 10% office finish.
	Highfield Buildings 8 & 9 Highfield Pky & Compark Blvd. Englewood, CO	Invesco / Confluent Development & Bradbury Companies	291,646	2020	8/10/20	\$33,247,644	\$114.00	Off market transaction of two vacant Class A buildings. Sale was part of portfolio transaction with Highfield FedEx BTS and Highfield 6. 12-year initial term.



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	FedEx BTS - Highfield Englewood, CO	Invesco / Confluent Development & Bradbury Companies	202,392	2020	7/27/20	\$31,210,000	\$154.21	100% leased long term lease to FedEx as a build to suit. Pre-sale that closed upon occupancy and part of portfolio transaction with Highfield buildings 6, 8 & 9.
	333-335 Centennial Pkwy Louisville, CO	Berkeley Partners/ DPC & LongWharf	411,485	1995/2019	7/10/20	\$49,000,000	\$119.08	100% leased to 6 tenants, 30% office, new roof, heavy power. Class B for Denver Metro, but Class A for Boulder / Northwest Corridor.
	2640 Zeppelin Road Colorado Spring, CO	Nearon Enterprises/ Scannell Properties	99,960	2019	5/21/20	\$14,600,000	\$146.06	10 year WALT. 66% leased to Home Depot, 33% to Geary Pacific. 6% office. 8.2 acres. ESFR. 13 dock doors, 4 drive-ins.
	Enterprise Bus. Center - Bldg. 6 3980 Central Park Blvd. Denver, CO	Zurich Alternative Asset Mgmt/ United Properties	647,483	2017	5/21/20	\$85,700,000	\$132.36	12 year WALT. Crossdock facility with cooler space and significant tenant investment. One of the first deals in Denver to both go under LOI and close during COVID-19.
	8644 S Peoria St Englewood, CO	Columbia Industrial Acquisition Co./ Gordon Development LLC	63,550	2017	3/16/20	\$10,000,000	\$157.36	Class A, multi-tenant asset. 100% leased to two tenants with 7.9 years of average remaining lease term.
	1050 W Hampden Ave Englewood, CO	Call Family Trust/ Ogilvie Properties	92,080	1987	2/12/20	\$16,145,000	\$175.34	Infill multi-tenant industrial with 10+ years of average remaining term. 100% leased to three tenants.
	Interpark Ind. Center 11325 Main St & 11380 Reed Way Broomfield, CO	Stockbridge/ United Properties	239,816	2018	2/6/20	\$47,826,755	\$199.43	Class A, multi-tenant two-building asset. 89.7% leased to high quality tenants with 11.8 years of remaining term.
	Compark Portfolio 8490 & 8560 Upland Dr, 14800 Grasslands Dr. Englewood, CO	Kenai Capital/ Hendricks	263,734	2001-2013	1/10/20	\$41,000,000	\$155.46	Mix of R&D, data center, office & warehouse. Two Fortune 500 companies. 8.35 AC including 3.17 AC bonus land parcel used for Charter Parking.
	Arapahoe Business Park I & II, 345 Inverness Dr Centennial, CO	Kennedy Wilson/ Investcorp & Griffin Partners	484,732	1997-2001	12/27/19	\$80,500,000	\$166.07	Highly functional industrial office multi-tenant assets.


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	2534 Connection 4150 Ronald Reagan Blvd. Johnstown, CO	Manchester Capital/ Balfour Pacific Capital	132,022	2019	12/17/19	\$15,950,000	\$120.81	Class A, 100% leased to U.S. AutoForce with 10+ years of lease term remaining. Minimal office build-out of 3.8%.
	Moncrieff Business Center 14603 E Moncrieff Place Aurora, CO	Zurich Alternative Asset Management/ Berkeley Partners	101,406	1982	11/14/19	\$9,990,000	\$98.51	Infill 100% leased multi-tenant distribution warehouse. WALT of 4.2 years, attractive features including ESFR and fenced yard.
	Denver Distribution Portfolio - 3 Buildings Aurora & Commerce City, CO	ASB Capital Manage- ment/ Link Industrial	633,193	2000-2007	10/30/19	\$72,250,000	\$114.10	Class A, 100% leased to 3 tenants, Subaru of America, Old West Mattress Co. and Home Depot U.S.A. 3.1 years of average term and a low office finish ratio of 7.3%.
	Trade Centre Portfolio 2400, 2410, 2420, 2500 Trade Centre Ave Longmont, CO	Manchester Capital/ Balfour Pacific Capital	109,584	1989 & 1997	10/28/19	\$17,685,000	\$161.38	Fully stabilized at the time of sale to 6 tenants with a WALT of 4.3 years and weighted average in place lease rate of \$12.78 PSF NNN.
	1600 Prospect Park Way Fort Collins, CO	Basham & Associates/ Cress Capital	26,224	1984	10/21/19	\$6,300,000	\$240.24	100% leased to Larimer County, AAA rated tenant through 2033.
	Monaco I-70 6490 E Smith Rd, 3925 & 3975 Monaco Pky, 6489 E 39th Ave Denver, CO	Stockbridge/ Dan Conn	183,319	1998 - 2007	10/17/19	\$27,350,000	\$149.19	Infill four-building Class A portfolio. Multi-tenant, 100% occupied, 15% office finish across the Project.
	700-702 W 48th Ave Denver, CO	Dalfen Industrial/ EverWest	77,222	1984	9/1/19	\$9,665,000	\$125.16	The Project was building in 1984 with tilt-up construction. The roofs were replaced in 2015 and have 15-year warranties in place.
	Panasonic 6144 N Panasonic Way Denver, CO	TBD/ Westfield	112,966	2016	7/11/19	\$22,000,000	\$194.75	Single tenant, leased to Panasonic Corporation of North America with 12.5 years remaining. This is a high image building in the rapidly developing Airport Submarket.
	Airways 2, 3, 4, 6 2460 & 2250 N. Airport Blvd, 2255 & 2256 Pagosa St, Aurora, CO	EastGroup / Principal Real Estate Investors LLC	382,137	2007 - 2008	5/20/19	\$48,270,000	\$126.32	Multi-tenant Class A buildings, 100% leased to 11 tenants.
	Colorado Industrial Portfolio 19 Buildings Front Range, CO	Berkeley Partners / Etkin Johnson Real Estate Partners	1,949,981	Varies	1/25/19	\$247,500,000	\$126.92	Multi-tenant. 19 projects strategically located in the major Colorado markets of Denver, Boulder and Colorado Springs. Buyer is now one of the largest industrial Landlords in the Mountain West. 93% leased to a diverse roster of tenants at rents approximately 17% below market.

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	Honeywell 303 S Technology Court Broomfield, CO	Jakobson Properties / Brue Baukol	75,119	1997	1/3/19	\$15,250,000	\$203.01	Single tenant leased to Honeywell International, Inc. on a 10-year lease at \$11.08 with 2.5% annual escalations. NNN lease, tenant required to replace roof and fire alarm system. Single story flex/office.
	Park Technology Center 960-1130 W. 124th Ave Westminster, CO	The Bendetti Company / First Industrial	145,700	2000	12/27/18	\$19,300,000	\$132.46	Multi-tenant. Leased to 25 tenants with in place rent of \$9.82 – 2.91% annual escalations, 3.94 yrs. term. Industrial office. Year 1 cap rate reflected with 7.0% general vacancy.
	Smith Road Commerce Center 12900 E. Smith Rd. Aurora, CO	Clarion Partners / Brookwood Capital	290,147	2017	12/19/18	\$28,000,000	\$96.50	Off market transaction. Multi-tenant class A. *Cap rate reflects stabilized cap rate with 2.5% general vacancy. Purchase price reduced by leasing costs and downtime.
	Highland Tech Center 9825-8985 E. Nichols Ave Centennial, CO	9000 Venice Partners / Etkin Johnson	61,089	1982	12/10/18	\$8,000,000	\$130.96	Multi-tenant flex project leased to 5 tenants with an average term of 3.65 years . Cap rate reflects year 1 proforma.
	Central 62 Distribution Center 435-495 E. 62nd Ave Denver, CO	JP Morgan / Corum Real Estate	124,024	2017	9/27/18	\$21,325,000	\$171.94	Multi-tenant leased to 3 tenants with weighted average lease term of 6 years. Approximately 10% office build-out. Year 1 cap rate, reflects 3.0% general vacancy.
	224 & 226 Commerce St Broomfield, CO	Stockbridge / Flagstaff Holdings	121,133	1978	9/18/18	\$12,200,000	\$100.72	Multi-tenant leased to 6 tenants. 100% leased at rental rates approximately 16% below market and a weighted average remaining lease term of 3.05 years.
	DISH 12695 E. 39th Ave Denver, CO	Cabot Properties / Prologis	153,813	1973	8/22/18	\$12,050,000	\$78.34	Single tenant leased to Dish Network Service, LLC. \$4.25 in-place rent with 7.2 years of term remaining. 2.5% annual escalations. Older, standard industrial, easily divisible.
	Confluent Center 70 15100 E. 40th Ave Aurora, CO	LBA Realty / Confluent Development	105,670	2017	5/30/18	\$15,725,000	\$148.81	New construction. 100% leased to 3 tenants with a weighted average lease term of 8.9 years and 2.5% escalations. Cap rate calculated per Year 1 NOI, 2% general vacancy.
	Hub 25 601 E. 64th Ave Denver, CO	JP Morgan / Westfield	421,499	2017	5/11/18	\$74,000,000	\$175.56	New construction. 4 total buildings. 95% leased to 8 tenants with a weighted average lease term of 8.9 years and 2.5% escalations. Cap rate calculated per Year 1 NOI, 2% general vacancy.
	1840 W. Oxford Sheridan, CO	LBA Realty / Cadence Capital	102,000	1984 (2017 ren.)	4/20/18	\$15,000,000	\$147.06	100% leased to Ferguson Enterprises, Infill Central warehouse.

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 Pauls Gateway Portfolio Aurora / Denver, CO	Clarion Partners / Pauls Corporation	1,934,927	1995-2015	2/27/18	\$206,150,306	\$106.54	96.5% leased. 14 Class A distribution building portfolio.