

Corporate Penske Truck Service & Repair Center

FOR SALE
\$5,500,000

4695 North Ironton Street, Denver CO 80239

- ABSOLUTE NNN LEASE
- Tenant just executed 3 Year lease renewal
- 11 Drive-In Doors (4 Cross Docked)
- 3.4 Acre Paved and Fenced Secure Site
- 18' clear height



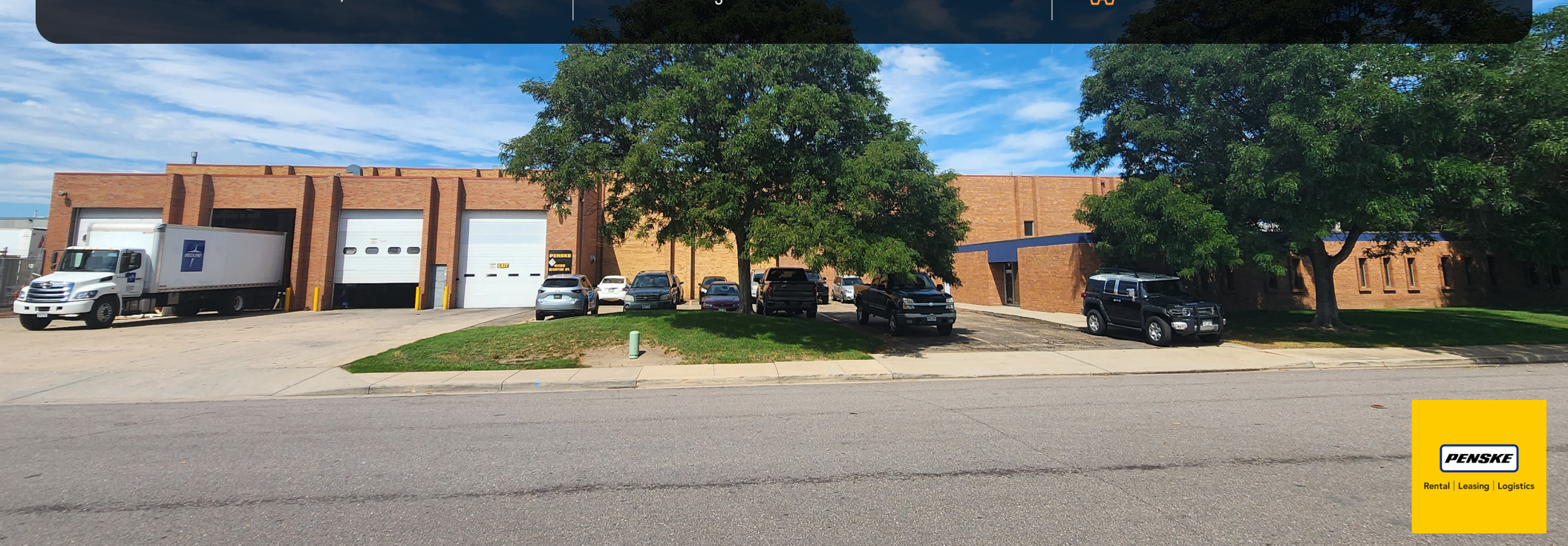
CURRENT NOI: \$324,888



TOTAL SF: 20,168 SF (\$272.71 per SF)



CAP RATE: 5.90%



PENSKE

Rental | Leasing | Logistics

4695 North Ironton Street in Denver Colorado is a single tenant, Absolute NNN lease, auto service industrial building for sale located near the I70 & I225 corridor. The property has been a key location for Penske Automotive Group in the area since 2007. The facility is a multibay service and repair center sitting on a 3.4 Acre fully fenced and paved site. Penske is a publicly traded company with a BBB+ credit rating generating \$13 billion USD in annual revenue and employ approximately 43,000 associates worldwide. Penske Truck Leasing is a leading transportation services provider that operates and maintains a fleet of approximately 431,700 vehicles with approximately 930 maintenance facilities in North America.

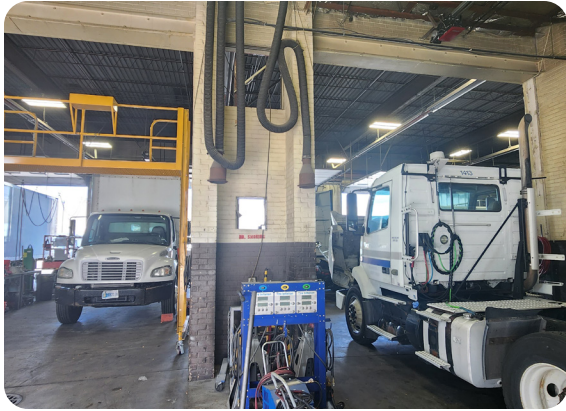


www.johnproppcommercial.com
(303) 692-1816

Joshua Cohen 303.867.2603 Joshua@johnproppcommercial.com

John Propp 303.692.1816 John@johnproppcommercial.com

WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.



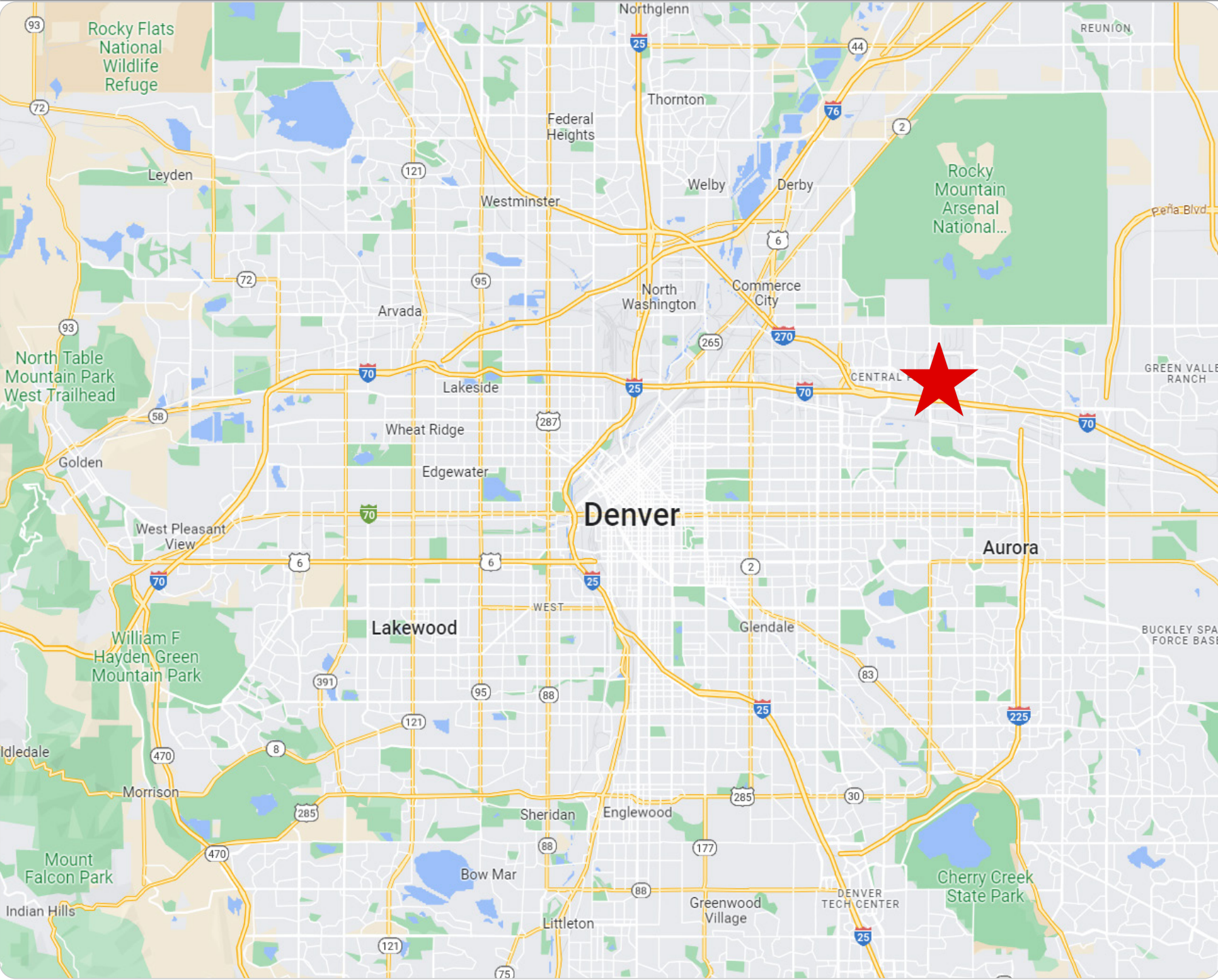
BUILDING DETAILS

Building Type	Industrial Truck Terminal
Total Building SF	20,168
Site Size	3.46 Acres (150,718 SF)
Zoning	I-B, UO-2
Stories	1 (with 2nd story mezzanine)
Construction	Masonry
Year Built	1967
Tenancy	Single
Clear Height	18' (Building Height 24')
Taxes	\$53,799.48 (2022)
Parking	122 surface Spaces

OTHER DETAILS

- 11 Drive-In Doors (4 are cross docked)
- 16' Drive In Door Height
- 3% Annual Rent Increases
- Access to all three major highways
- 13 Miles/15 minutes to Denver International Airport
- 10 Miles/10 minutes to Downtown Denver

AREA MAP



(303) 692-1816
www.johnproppcommercial.com

SITE PLAN

S 2650 North 16th Street, Denver, CO



www.johnproppcommercial.com
(303) 692-1816

Joshua Cohen 303.867.2603 Joshua@johnproppcommercial.com

John Propp 303.692.1816 John@johnproppcommercial.com

WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.



Joshua K. Cohen
Senior Broker

c. 720.232.4014
o. 303.629.1816

Joshua@johnproppcommercial.com

License Number: FA100032096



John V. Propp
President

c. 303.910.6753
o. 303.692.1816

John@johnproppcommercial.com

License Number: NP.000035646

WE WORK HARD. WE FIND SOLUTIONS. **WE DELIVER RESULTS.**

John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to Owners, Users and Investors of commercial real estate.

Annually recognized as one of the Top 10 “boutique” commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.

The property described herein is being offered for sale in an “as-is, where-is” condition and Seller and John Propp Commercial Group make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. Information within this Confidential Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty, or representation about it. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



www.johnproppcommercial.com **303-692-1816**

6565 South Dayton Street, Suite 3000, Greenwood Village, CO 80111