

INVESTMENT INDUSTRIAL FOR SALE



11090 E. 51ST AVENUE DENVER, CO 80239

HIGHLIGHTS

- 51st Avenue Warehouse is a single tenant, warehouse building located at 51st Avenue and Kingston Street, in the Montbello Industrial Business Park on the I-70 industrial corridor.
- The building is located approximately 12 miles from Denver International Airport and approximately 11 miles to downtown Denver via I-70 West.
- Zoned I-B: Heavy Industrial, Light industrial, distribution, manufacturing and auto-repair.
- Built in 1971. Twin-tee construction
- 22' clear height
- 3,500 square foot office area
- 10 dock high doors (8 along the north side / 2 on the east side)
- 1 drive door on the north side
- Fenced yard area along the west side of the property approximately 31,000 square feet.
- Fire sprinkled (wet)

\$5,625,000.00

44,967 square feet

\$125.00 / sq. ft.



PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	44,967	SITE SIZE	2.9 acres
YOC	1971	PARKING	42 Surface
MATERIALS	Concrete/Stone	TAXES (2026)	\$110,459

FOR MORE INFORMATION, PLEASE CALL:
John V. Propp, CCIM—303-692-1816
john@johnproppcommercial.com
 6020 Greenwood Plaza Blvd., Suite 100
 Greenwood Village, CO 80111
 learn more at www.JohnProppCommercial.com



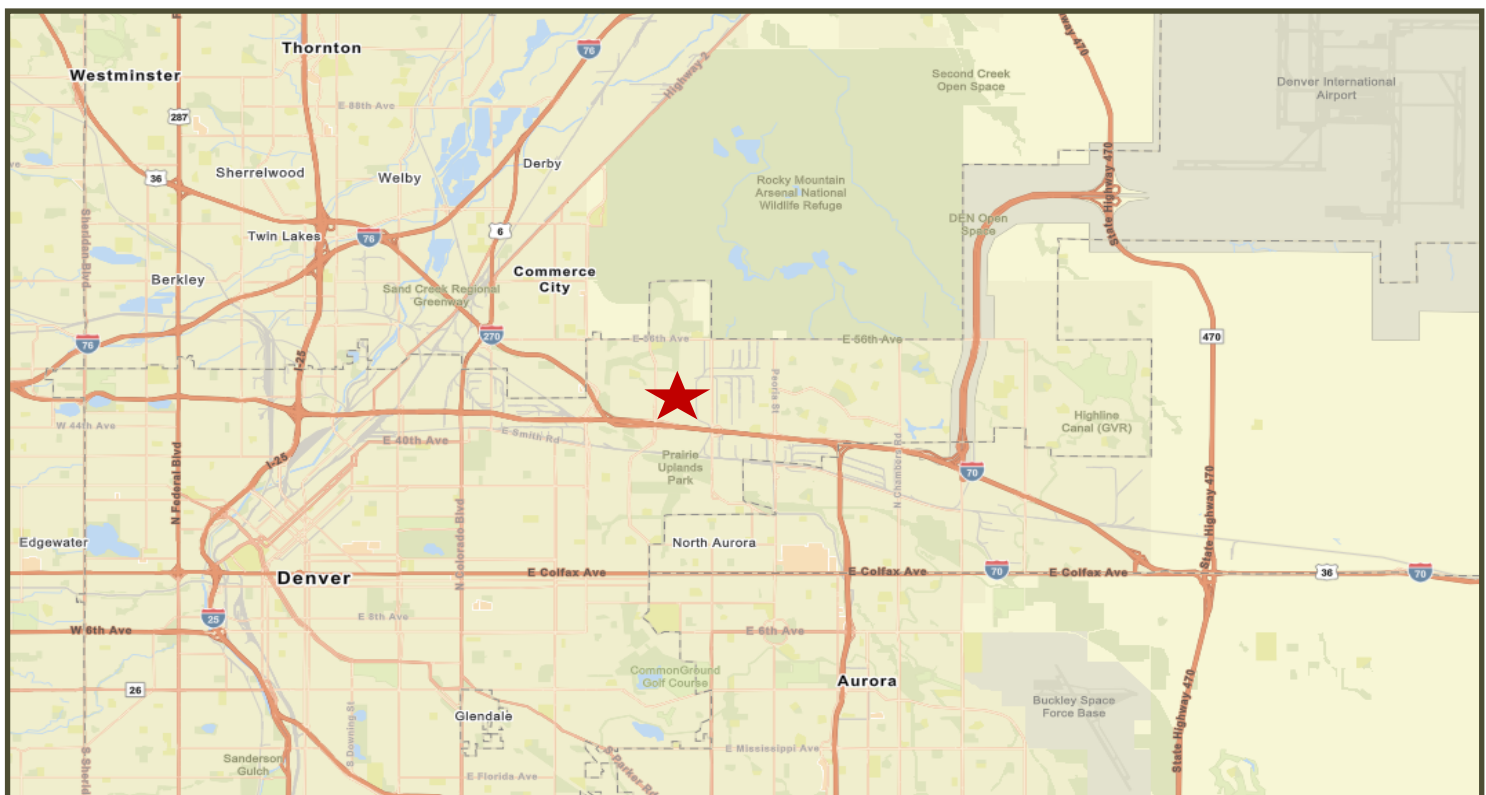
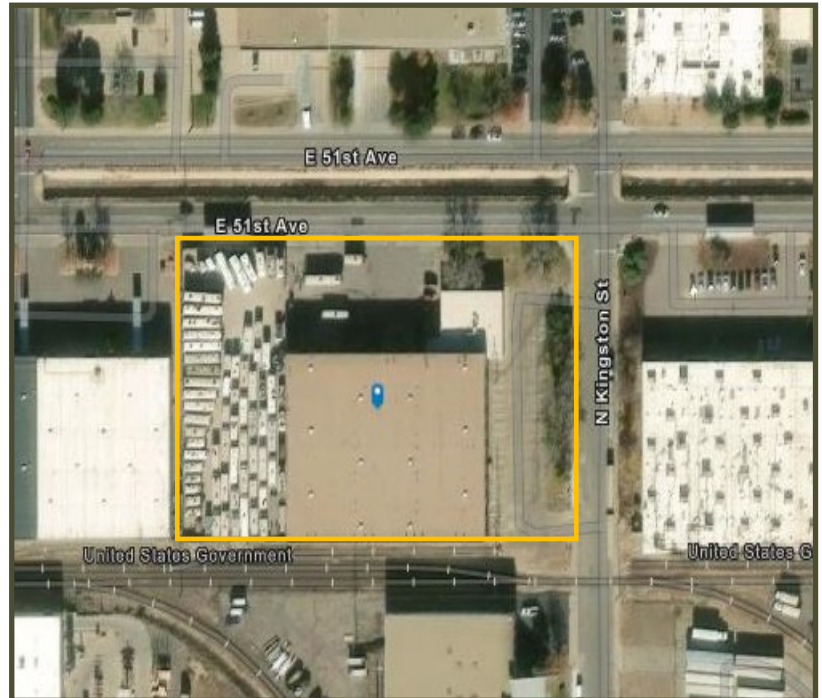
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Current Tenant:	Sq. Ft.	Lease Start	Lease End	Net Rental Rate	Options
National Powersport Auctions	44,967	10/1/2019	9/30/2028	\$7.53	2 - 3 Year Options

Established in 1990, National Powersport Auctions (NPA) serves lenders and dealers throughout the nation and is the world's largest provider of powersport vehicle remarketing services. NPA's nationwide footprint serves the industry's largest financial institutions, OEMs (official replacement components) and dealers through a multitude of live and online selling platforms.

In June of 2017, NPA was acquired by Copart. Founded in 1982, Copart has grown into a global leader and the premier source for online vehicle auctions. Copart specializes in reselling used, wholesale, and salvage title vehicles, serving various sellers including insurance companies, rental firms, municipalities, and charities. Headquartered in Dallas, Texas, Copart currently operates 275 locations in 11 countries and has over half a million vehicles available every day.

<https://www.npauctions.com>



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