

\$100,000 PRICE REDUCTION

Multitenant Flex/Industrial
6.9% Cap Rate | \$155/SF
Central Colorado Springs Location



R
REQUIRED
PROPERTIES

155 MOUNT VIEW LANE

Colorado Springs, CO 80907

Price: \$1,950,000

LEAD CONTACT

CHRIS STUDENT

952.201.5676

team@rprops.com

JUSTIN BROCKMAN

303.993.9803

team@rprops.com

JB HOCHMAN

303.668.4930

team@rprops.com



REQUIRED
PROPERTIES



PROPERTY OVERVIEW

Address	155 Mount View Lane Colorado Springs, CO 80907
Price	\$1,950,000
Cap Rate	6.9%
Price/SF	\$155
Building Size	12,545 SF
Land Size	37,864 SF
Units	4
Year Built	1985
Zoning	M1 Light Industrial
Parking	25 Off-Street Spaces
Clear Height	16'
Loading	3 Drive-in (10'X10') 2 Dock High (8'X10')

Site

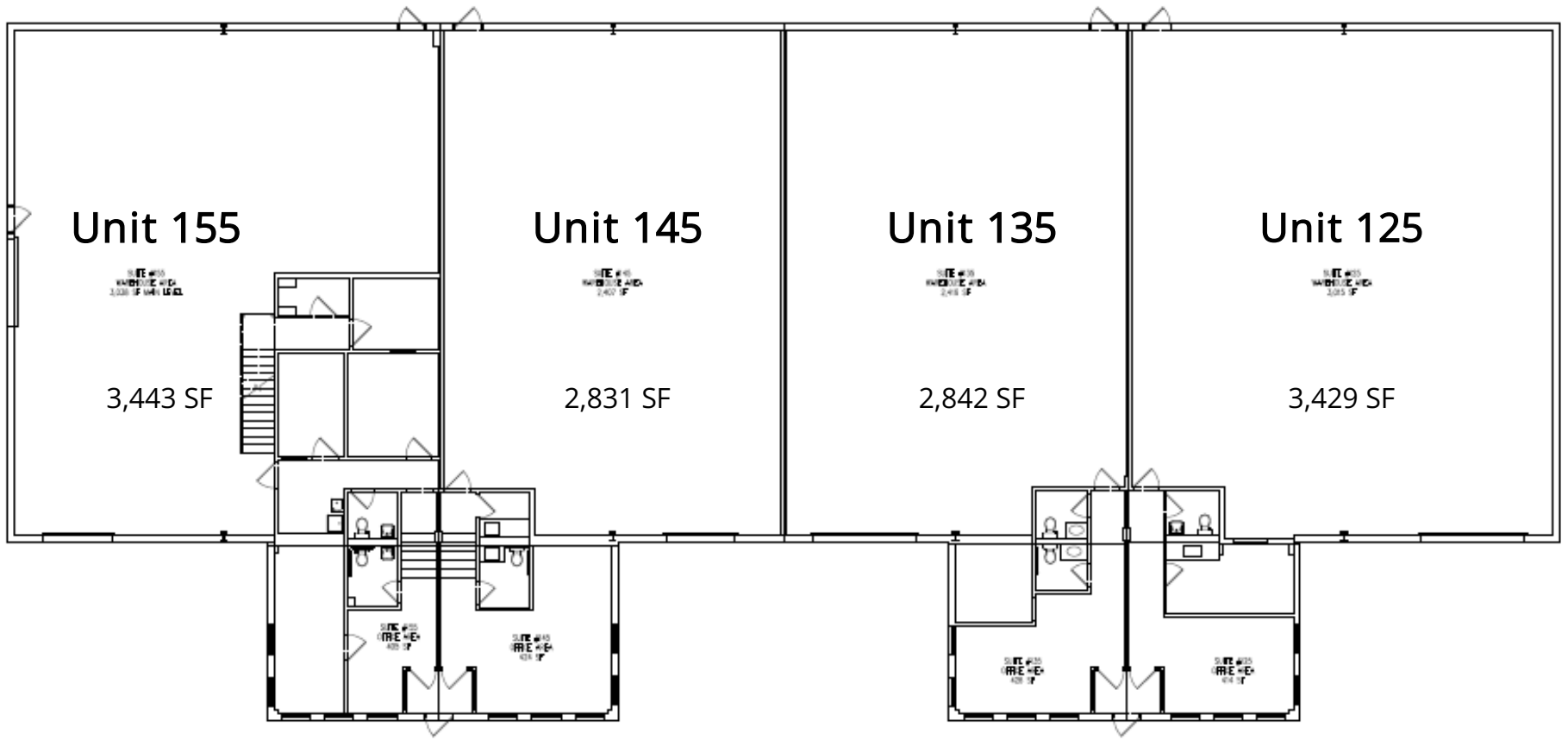
Fully fenced site with permissible outdoor storage use.

Location

Ideal location with immediate access to North Nevada Ave and I-25.



FLOOR PLAN



PROPERTY OVERVIEW



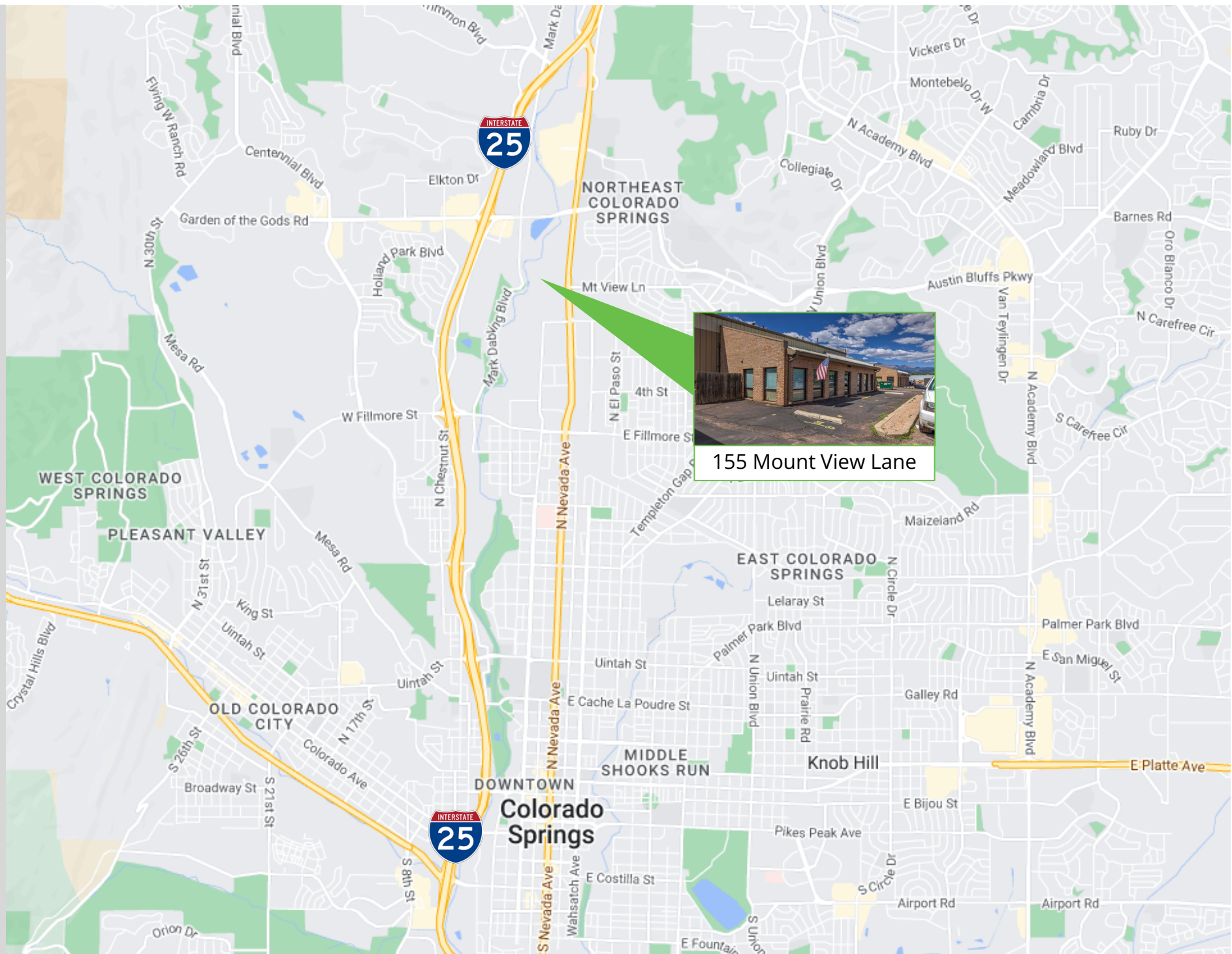
Rent Roll

Tenant	Suite	SF	PRS	Lease Start	Lease End	Annual Rent	Rent/SF	Rent Increase Date	Annual Rent	Rent/SF	Expense Reimbursement	Options
Strategic Property Investments	125	3,429	27.33%	9/1/2024	12/31/2025	\$37,959	\$11.07				NNN	None
Comonent Equipment Mfg	135	2,842	22.65%	1/1/2023	12/31/2025	\$32,208	\$11.33				Modified Gross	None
Milner Sports	145	2,831	22.57%	6/1/2023	5/31/2026	\$32,075	\$11.33	6/1/2025	\$33,038	\$11.67	NNN	None
Elite Insulation Services	155	3,443	27.45%	5/1/2023	4/30/2026	\$39,009	\$11.33	5/1/2025	\$40,180	\$11.67	NNN	None
Total SF: 12,545 Available SF: 0												

Income & Expenses

Income	Annual	\$/SF
Scheduled Base Rent	\$142,949	\$11.39
Expense Reimbursement	\$27,796	\$2.22
Total Gross Income	\$170,618	\$13.60
Expenses		
Property Tax	\$22,515	\$1.79
Insurance	\$7,303	\$0.58
CAM	\$6,120	\$0.49
Total Expenses	\$35,938	\$2.86
Net Operating Income	\$134,807	

REGIONAL MAP



155 Mount View Lane



This confidential Offering Memorandum has been prepared by Required Properties, LLC (Required Properties) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2330 E 12th Ave. Denver, CO 80206 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties or its brokers.

Required Properties makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Required Properties has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Required Properties and the Owner of the Property. Required Properties make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Required Properties and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Required Properties and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Required Properties shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties at your earliest convenience.



REQUIRED
P R O P E R T I E S

Chris Student | 952-201-5676
team@rprops.com

