



Multitenant Flex/Industrial Building

Investment or Owner/User | Small Bays | New Roof



REQUIRED
PROPERTIES

FOR SALE

380 S Potomac St, Aurora, CO 80012

Price: \$3,050,000



LEAD CONTACT

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Address	380 S Potomac Street Aurora, CO 80012
Sale Price	\$3,050,000
Building Size	14,816 SF
Land Size	49,903 SF (1.15 AC)
Year Built	1986
Parking	43 Spaces
Clear Height	14'
Loading	Eight (8), 10'x10' Drive-In Doors
Roof	2021 Installation 60 Mil TPO Transferable Warranty





CAPITAL IMPROVEMENTS

- Roof (2021) - Transferable Warranty
- Site Lighting (2021)
 - Additional LED Wall packs Added
 - Existing Wall packs Upgraded to LED
 - Existing Recessed Cans Upgraded to LED
- Parking Lot
 - Striping (2021)
- HVAC
 - New RTU (2024)

LOCATION

- Located immediately off the I-225/E Alameda Ave 4-way interchange with quick access to I-25 and I-70 and in close proximity to a multitude of shopping and dining amenities including Town Center at Aurora and the Target anchored Aurora City Place

LEASE STRUCTURE

- All leases are NNN, including reimbursement for management expenses and feature annual rent increases

SUITE SIZE

- Highly desirable small suites ranging in size from 1,866 SF to 3,960 SF

LOADING

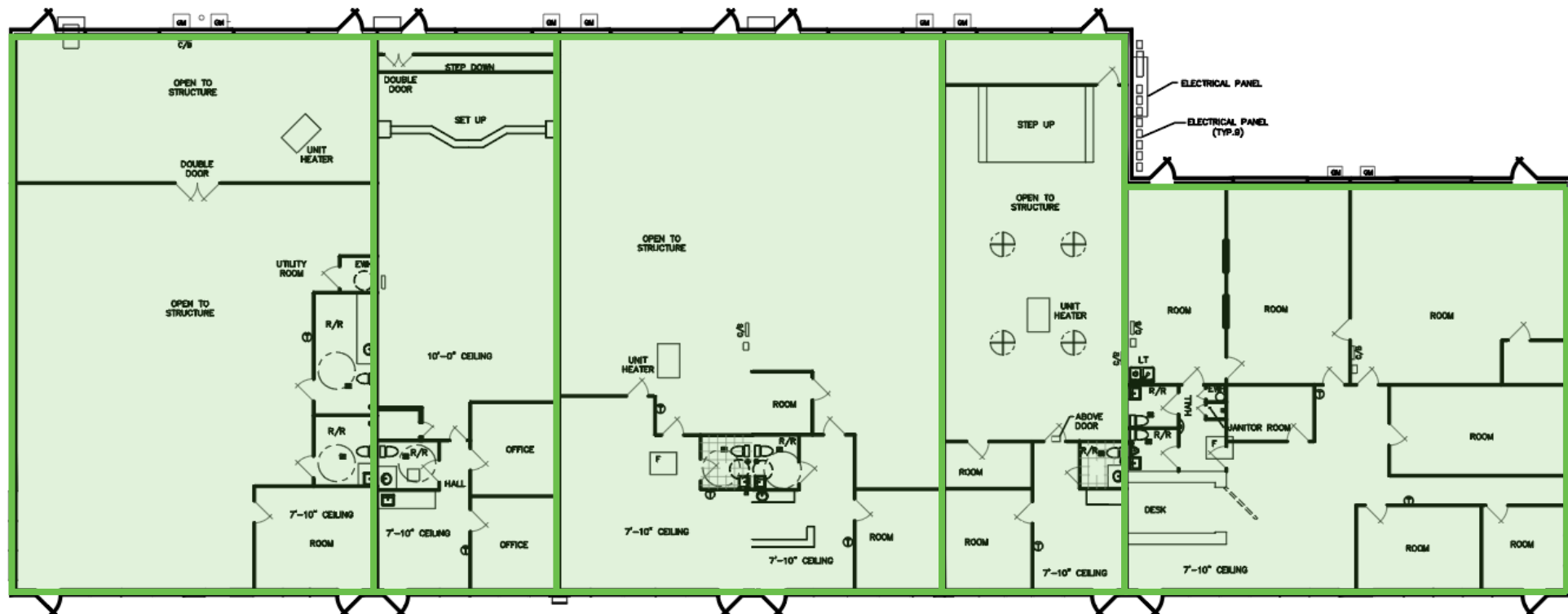
- The building features eight (8), 10'x10' drive-in doors with each suite having least one (1)

Tenant Name	Unit	Lease Start	Lease End	Sq Ft	PRS	Annual Rent	Current Rate	Options	Expense Recovery
Available	100-105	Available		3,733	25.20%				
Nations Roof	110	1/9/2022	1/9/2025	1,866	12.59%	\$22,392	\$12.00	None	NNN + Management
Shanah City Church	115-120	12/1/2021	11/30/2026	3,960	26.73%	\$49,421	\$12.48	None	NNN + Management
Apostolic Church	125	12/1/2021	11/30/2024	1,943	13.11%	\$24,734	\$12.73	None	NNN + Management
Iglesia Rey de Reyes	130-135	11/1/2021	10/31/2024	3,314	22.37%	\$38,674	\$11.67	None	NNN + Management
Total SF: 14,816		Occupied SF: 11,083							
Occupancy: 74.80%		Available SF: 3,733							

Expenses	Annual	\$/SF	Notes
Property Taxes	\$39,623	\$2.67	2023 Payable 2024
Insurance	\$8,560	\$0.58	2023/2024 Policy
Water & Sewer	\$3,616	\$0.24	2023
Electric	\$861	\$0.06	2023
Snow Removal	\$7,785	\$0.53	2023
Landscaping	\$4,380	\$0.30	2023
Total Expenses	\$64,825	\$4.38	



FLOOR PLAN



Unit 100 & 105
3,733 SF
Available

Unit 110
1,866 SF

Unit 115 & 120
3,960 SF

Unit 125
1,943 SF
*Available
12/1/2024*

Unit 130 & 135
3,314 SF
*Available
11/1/2024*







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