
Amazon

8/31/2016

PREPARED BY:



Rare Space Inc.

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Lease Availability Report

19799 E 36th Ave - Building 29

Aurora, CO 80011 - SW DIA/Pena Blvd Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	2016
RBA:	452,400 SF
Floors:	1
Typical Floor:	452,400 SF
Ceiling Ht:	32'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Taxes:	\$0.00 (2015)
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LOADING

Docks:	96 ext	Drive Ins:	6 tot./12'w x 18'h
Cross Docks:	Yes		

FEATURES

Bus Line

LAND

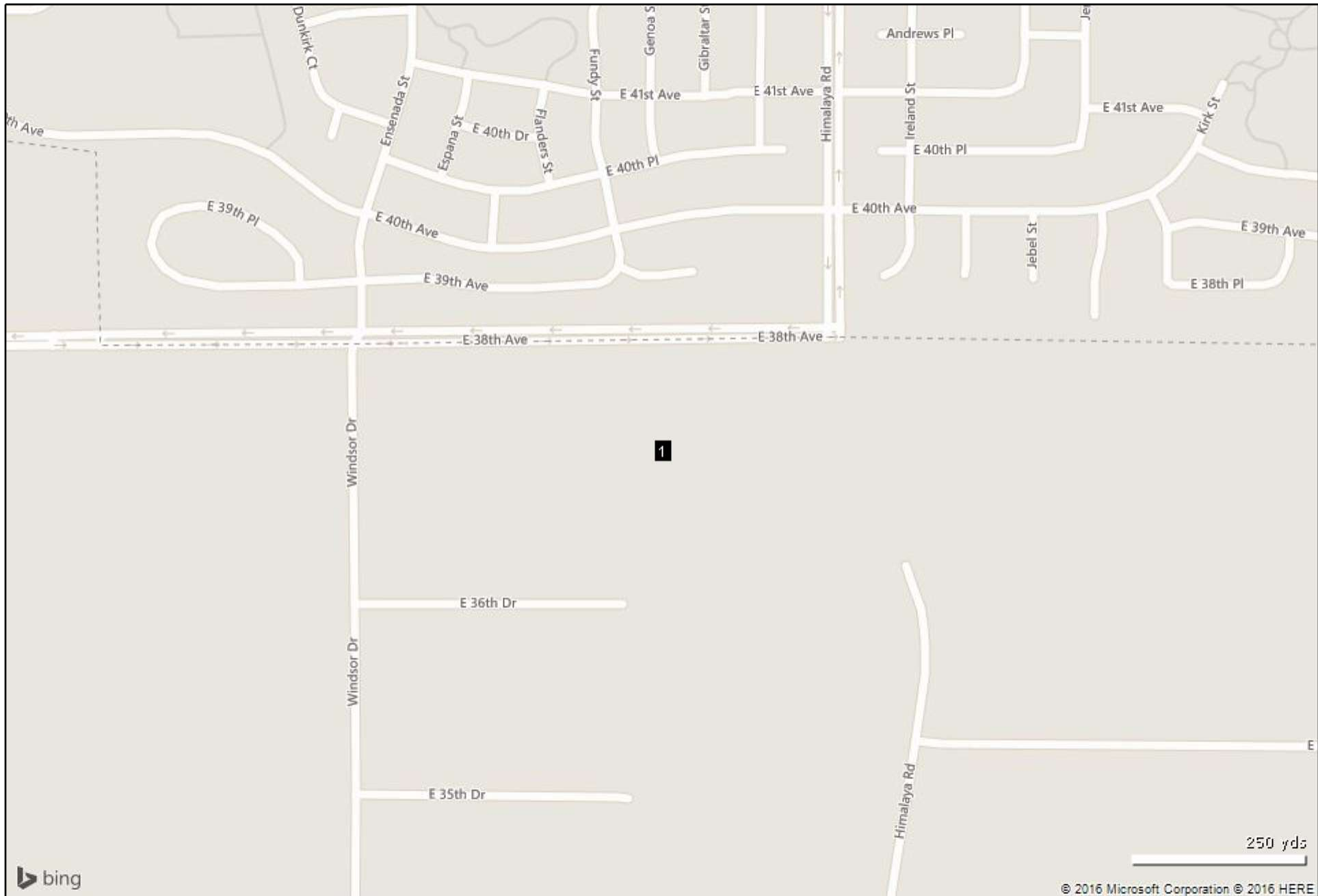
Land Area:	22.34 AC
Parcel	1821-27-1-00-011

TRANSPORTATION

Parking:	375 free Surface Spaces are available; 116 Industrial Trailer Spaces are available; Ratio of 1.08/1,000 SF
Airport:	24 minute drive to Denver International Airport

KEY TENANTS

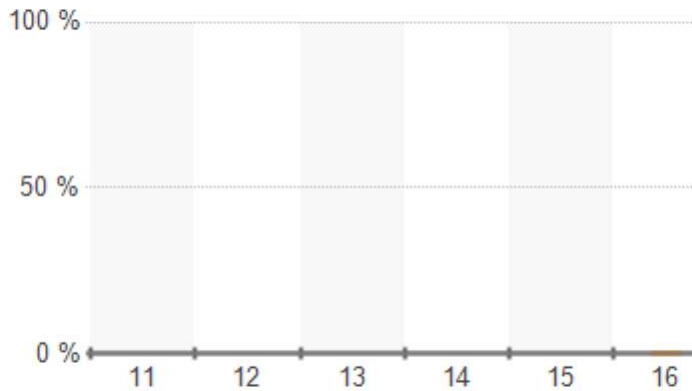
Amazon.com, Inc.	452,400 SF
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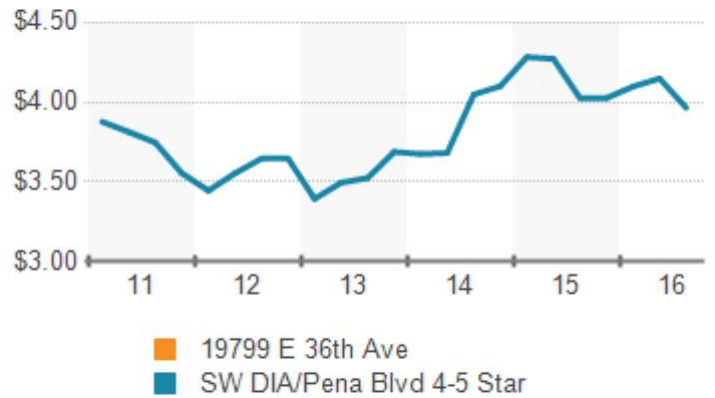
Amazon Analytics

Industrial	19799 E 36th Ave	SW DIA/Pena Blvd 4-5 Star	SW DIA/Pena Blvd	Denver
Buildings	1	50	341	6,404
Existing SF	452,400	12,769,917	28,937,052	194,501,738
Average Building SF	452,400	255,398	84,859	30,371
Under Construction	-	1,649,585	1,674,585	3,843,031
Leasing				
Rent Per SF	-	\$3.96	\$4.84	\$6.91
Vacancy Rate	0.0%	6.4%	4.3%	3.4%
Available Spaces	0	15	62	551
Available SF	0	2,097,280	3,350,963	13,630,469
12 Mo. Absorption SF	452,400	1,184,118	1,289,580	960,635
12 Mo. Leasing SF	452,400	1,646,850	2,924,526	9,855,437
Sales Past Year				
Properties	-	1	12	349
Sales Volume (Mil.)	-	\$44	\$78	\$732
Avg Sale Price (Mil.)	-	\$44	\$7.1	\$2.6
Sale Price Per SF	-	\$79	\$72	\$94
Cap Rate	-	5.6%	6.9%	7.6%

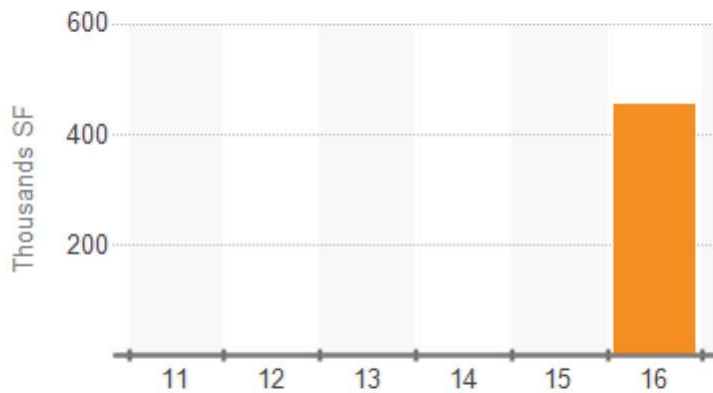
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

