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# Iron Mountain/DocuVault

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PREPARED BY:



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# Lease Availability Report

## 3900 Nome St

Denver, CO 80239 - Cent E I-70/Montbello Ind Submarket



### BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1974
RBA:	297,000 SF
Floors:	1
Typical Floor:	297,000 SF
Ceiling Ht:	24'3"
Columns:	32'w x 40'd

### AVAILABILITY

No Spaces Available

### EXPENSES PER SF

Taxes:	\$0.99 (2010)
Opex:	\$0.60 (2010-Est)
Total Expenses:	\$1.59 (2010-Est)

### SALE

Last Sale: Portfolio of 1129 Properties Sold on Oct 26, 2015 for \$350,000,000

### LOADING

Docks:	44 ext	Drive Ins:	4 tot./12'h
Cross Docks:	None	Rail Spots:	Yes
Rail Line:	Yes		

### POWER & UTILITIES

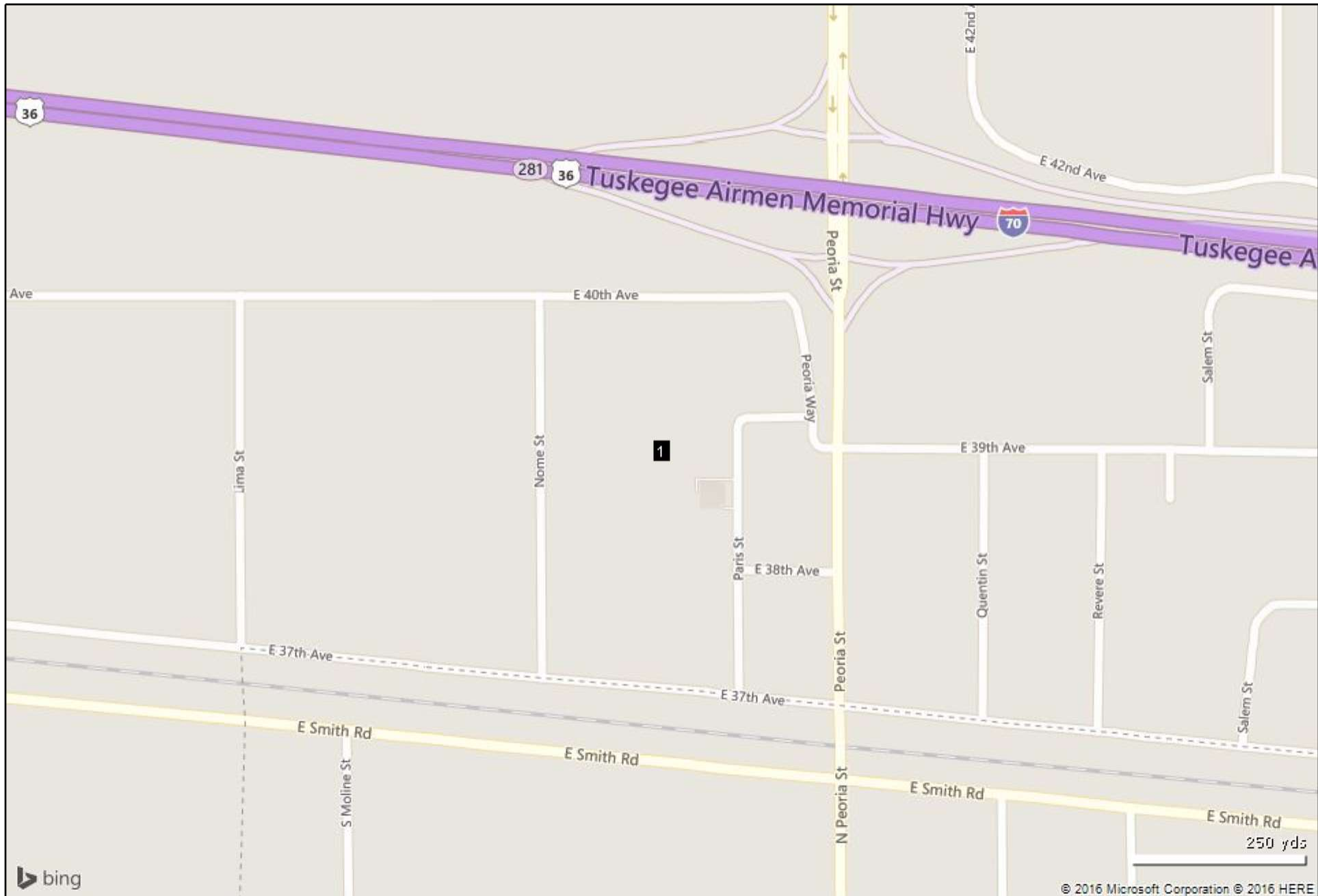
Power:	225a/480v 3p
Utilities:	Gas - Natural, Heating, Sewer - City, Water - City

### LAND

Land Area:	18.65 AC
Zoning:	I-2
Parcel	1234-00-059

### TRANSPORTATION

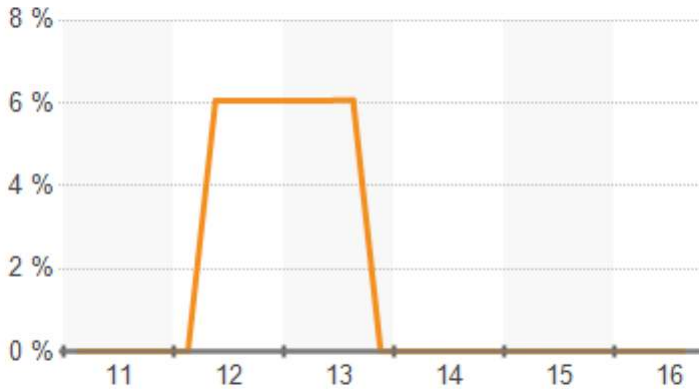
Parking:	75 Surface Spaces are available
Airport:	23 minute drive to Denver International Airport



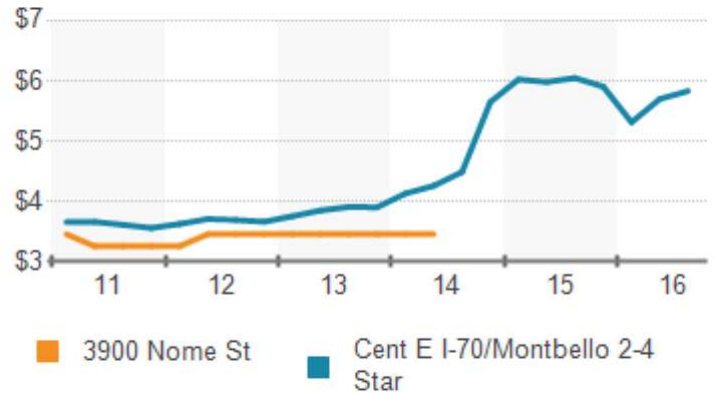
# Iron Mountain DocuVault

Industrial	3900 Nome St	Cent E I-70/Montbello 2-4 Star	Cent E I-70/Montbello	Denver
Buildings	1	280	304	6,404
Existing SF	297,000	16,413,860	17,639,132	194,501,738
Average Building SF	297,000	58,620	58,023	30,371
Under Construction	-	-	-	3,843,031
<b>Leasing</b>				
Rent Per SF	-	\$5.83	\$5.78	\$6.91
Vacancy Rate	0.0%	2.2%	3.0%	3.4%
Available Spaces	0	36	37	551
Available SF	0	750,927	913,927	13,630,469
12 Mo. Absorption SF	0	85,252	128,666	960,635
12 Mo. Leasing SF	228,038	1,518,834	1,523,794	9,855,437
<b>Sales Past Year</b>				
Properties	-	11	12	349
Sales Volume (Mil.)	-	\$58	\$59	\$732
Avg Sale Price (Mil.)	-	\$5.8	\$5.4	\$2.6
Sale Price Per SF	-	\$84	\$84	\$94
Cap Rate	-	10.3%	10.3%	7.6%

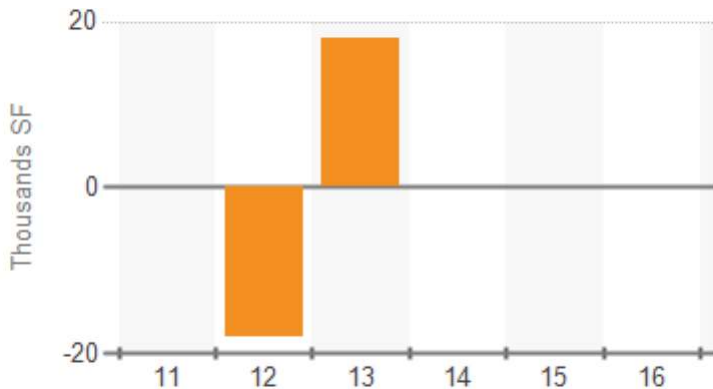
## Vacancy Rate



## Asking Rent Per SF



## Net Absorption



## Probability of Leasing in Months

