
Rasmussen Mechanical

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PREPARED BY:



Rare Space Inc.

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Lease Availability Report

4910 Fox St - Bldg B

Denver, CO 80216 - Upper North Central Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1986
RBA:	17,500 SF
Floors:	1
Typical Floor:	17,500 SF
Ceiling Ht:	18'-22'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Total Expenses: **\$2.88 (2016)**

SALE

Last Sale: Portfolio of 4 Industrial Properties in Denver, CO Sold on Nov 29, 2000 for \$4,870,000 (\$42.03/SF)

LOADING

Docks:	3 ext	Drive Ins:	7 tot./15'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	208-1,600a/120-280v 3p 4w Heavy
Utilities:	Gas - Natural, Heating, Sewer - City, Water - City

LAND

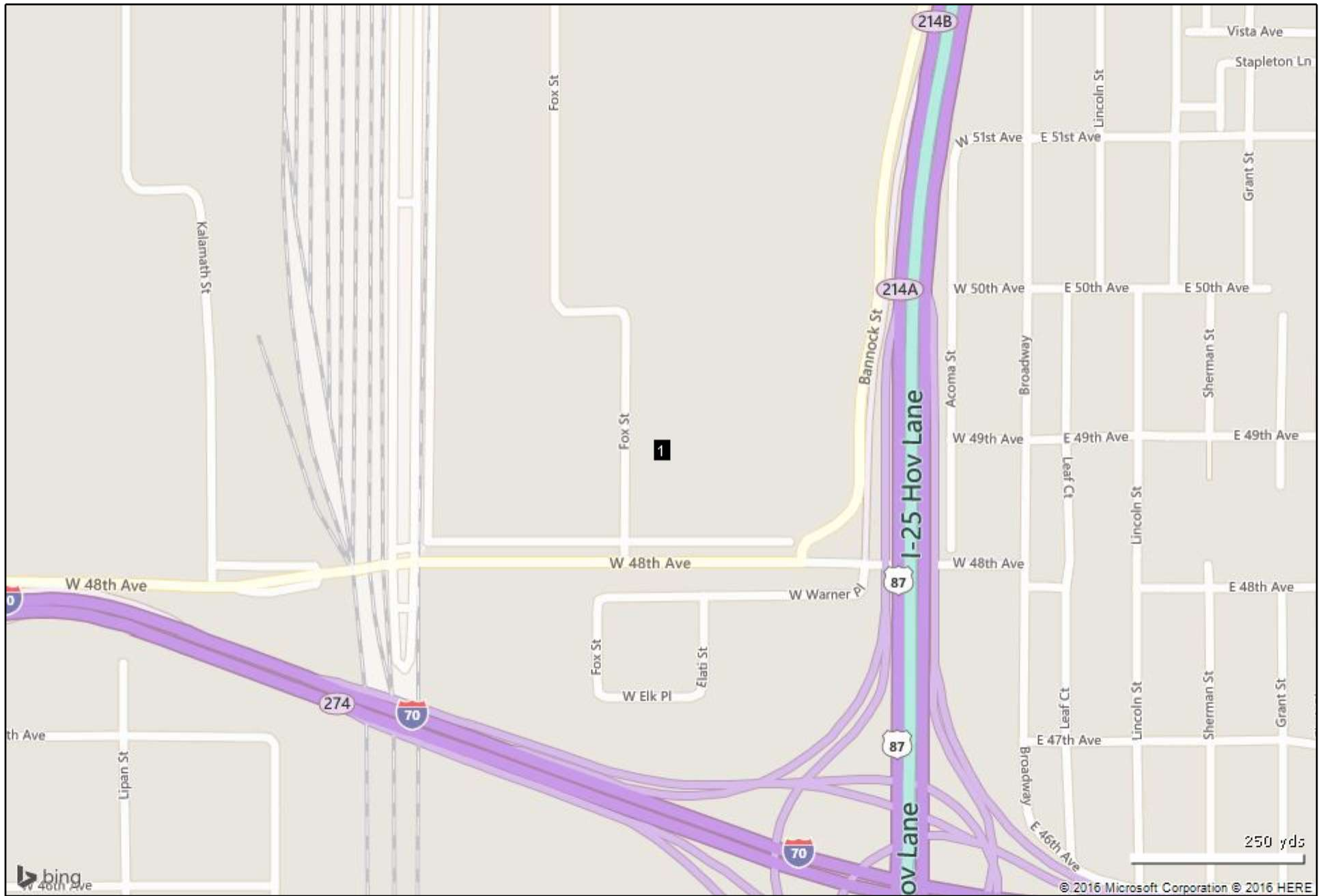
Land Area:	5.50 AC
Zoning:	I-B
Parcel	2153-00-014

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 1.70/1,000 SF
Airport:	34 minute drive to Denver International Airport

KEY TENANTS

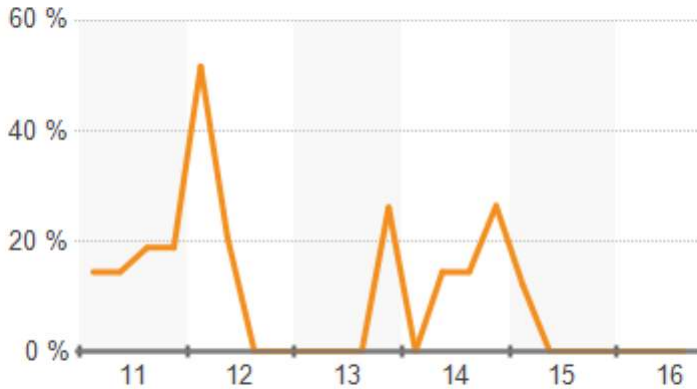
Rupp's Cabinet & Design	3,253 SF	Olson Plumbing & Heating	2,845 SF
Ntr Metals	2,570 SF	BONA FIDES LABORATORY, INC.	1,725 SF
Rae Interiors	500 SF		



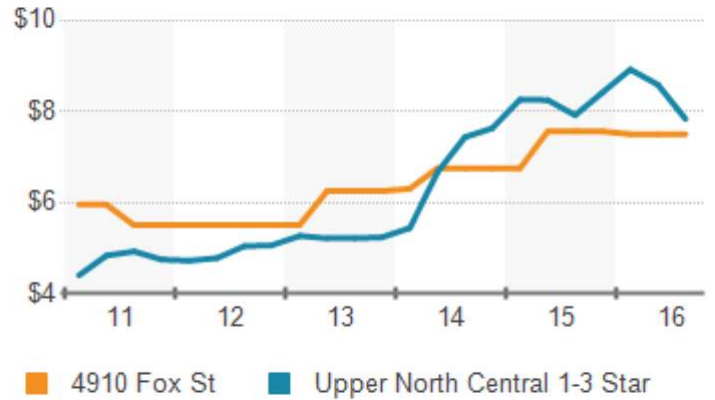
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Industrial	4910 Fox St	Upper North Central 1-3 Star	Upper North Central	Denver
Buildings	1	406	410	6,404
Existing SF	17,500	8,360,785	9,386,327	194,501,738
Average Building SF	17,500	20,593	22,893	30,371
Under Construction	-	60,000	60,000	3,843,031
Leasing				
Rent Per SF	\$7.50	\$7.83	\$7.80	\$6.91
Vacancy Rate	0.0%	1.7%	2.0%	3.4%
Available Spaces	0	14	17	551
Available SF	0	302,299	342,349	13,630,469
12 Mo. Absorption SF	0	-29,587	-49,987	960,635
12 Mo. Leasing SF	5,710	228,650	228,650	9,855,437
Sales Past Year				
Properties	-	25	25	349
Sales Volume (Mil.)	-	\$68	\$68	\$732
Avg Sale Price (Mil.)	-	\$3.4	\$3.4	\$2.6
Sale Price Per SF	-	\$109	\$109	\$94
Cap Rate	-	7.9%	7.9%	7.6%

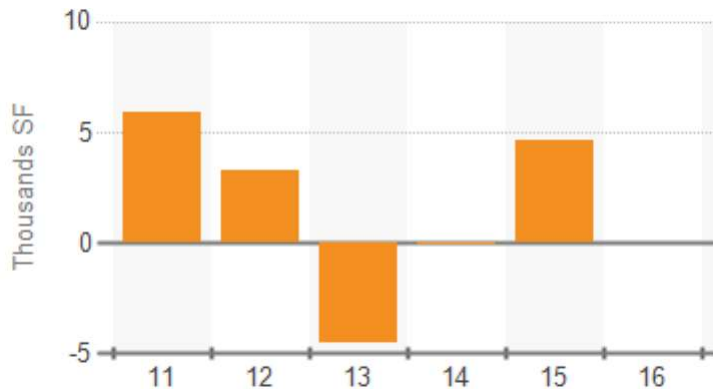
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

