

Property Summary Report

2450 Airport Blvd - Bldg 1

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



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2003
RBA:	91,337 SF
Floors:	1
Typical Floor:	91,337 SF
Ceiling Ht:	24'
Columns:	40'w x 40'd
Construction:	Reinforced Concrete

LAND

Land Area:	5.49 AC
Zoning:	M-2, Aurora
Parcel	1821-33-2-01-003

EXPENSES PER SF

Total Expenses:	\$2.45 (2016)
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LOADING

Docks:	29 ext
Cross Docks:	None

Drive Ins:	2 tot./10'w x 14'h
Rail Spots:	None

FEATURES

Bus Line, Skylights

LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Portfolio of 2 Industrial Properties in Aurora, CO Sold on May 17, 2007 for \$26,900,000 (\$63.53/SF)

TRANSPORTATION

Parking: 150 free Surface Spaces are available; Ratio of 1.80/1,000 SF

KEY TENANTS

Rhino Rack USA	23,862 SF	Griffin Greenhouse Supply	18,518 SF
Eaton Corp Satellite	9,134 SF	American Concession Supply Inc	9,050 SF

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PROPERTY CONTACTS

True Owner: **Ruth G. Hochman**

Recorded Owner: **BP Airways, LLC**

Prior True Owner: **Principal Real Estate Group**

Architect: **Ware Malcomb**

True Owner: **Pacifica Real Estate Group, LLC**

Recorded Owner: **Pacifica Airways, LLC**

Property Manager: **Pacifica Real Estate Group, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.6%	↑ 1.4%
Market Overall	4.4%	↑ 1.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,843,391	↓ 42.4%
Months On Market	5.0	↑ 0.2 mo

Asking Rents Per SF	Current	YOY
Current Building	\$5.75	↑ 4.5%
Submarket 2-4 Star	\$5.02	↓ 4.3%
Market Overall	\$6.82	↑ 0.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$82	↓ 51.2%
12 Mo. Price Per SF	\$78	↑ 14.1%