

HAVANA/FOREST IOS PORTFOLIO

5060 HAVANA STREET **4275 FOREST STREET**
DENVER, CO 80239 **DENVER, CO 80216**



5060 Havana and 4275 Forest represent the rare opportunity to acquire two IOS buildings in the heart of Denver's predominant industrial area, the I-70 corridor. The area is Denver's most well-established industrial corridor, recording the bulk of activity, development, and investment throughout Denver's recent industrial boom, while offering premier access to the entire metro area with I-70 representing Colorado's primary east-west thoroughfare. Blue collar demographics and amenities in a location with such strong access are also robust.

The subject properties and the yard they offer in an infill location make them a strong target for investors. Each building is single tenant, with 2.76 years of WALT across the portfolio. This offers investors strong cash flow with the opportunity to capitalize on mark-to-market play with in-place rents that are on average 28% below market.

IOS product has surged in Denver during this cycle, ensuring continued strong rent growth for the foreseeable future while making a foothold in an infill location like the subjects invaluable.

5060 HAVANA

22,119

2.09

24.3%

1970

3.83

1

4275 FOREST

31,363

3.62

20.1%

1969

2.00

1

53,482

SQUARE FEET

5.71

ACRES

21.6%

SITE COVERAGE

1969-1970

YEAR BUILT

2.76

WALT

2

TENANTS

 **HavanaForestIOS.com**

Click to view offering materials



Colliers

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**DOWNTOWN
DENVER**

5060 HAVANA STREET

0.5 Miles to I-70

0.9 Miles to I-70

4275 FOREST STREET

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