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INDUSTRIAL | FLEX BUILDING FOR SALE

1150 CATAMOUNT DRIVE
GOLDEN, COLORADO 80403

Rare opportunity to purchase an industrial/flex investment or owner user asset in a Class A market. Amazing location that is always in demand with great parking and exposure, and has undergone extensive upgrades.

Call us for more information and to set up a tour.

DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 1150 Catamount Drive. The potential investor is urged to perform its own examination and inspection of 1150 Catamount Drive and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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EXECUTIVE SUMMARY

1150 Catamount Drive is a 26,180 square foot industrial/flex space located on a 2.67 acre lot.

Built in 2008 and with extensive upgrades since then, Catamount Drive offers a new owner or tenant the opportunity to capture a large, high-quality single-tenant industrial space with easy access from nearly anywhere in the Denver metro area via I-70, E-470, and Highway 93. It also offers the user easy access to all the amenities Golden has to offer.

In its current layout, the property features 13,000 square feet of lab space, 5,000 square feet of office space (including executive office suites), warehouse and storage space with two dock doors, large and small conference rooms, mens' and womens' bathrooms with showers, a cafeteria, an inviting foyer and reception area, and 87 parking spaces.

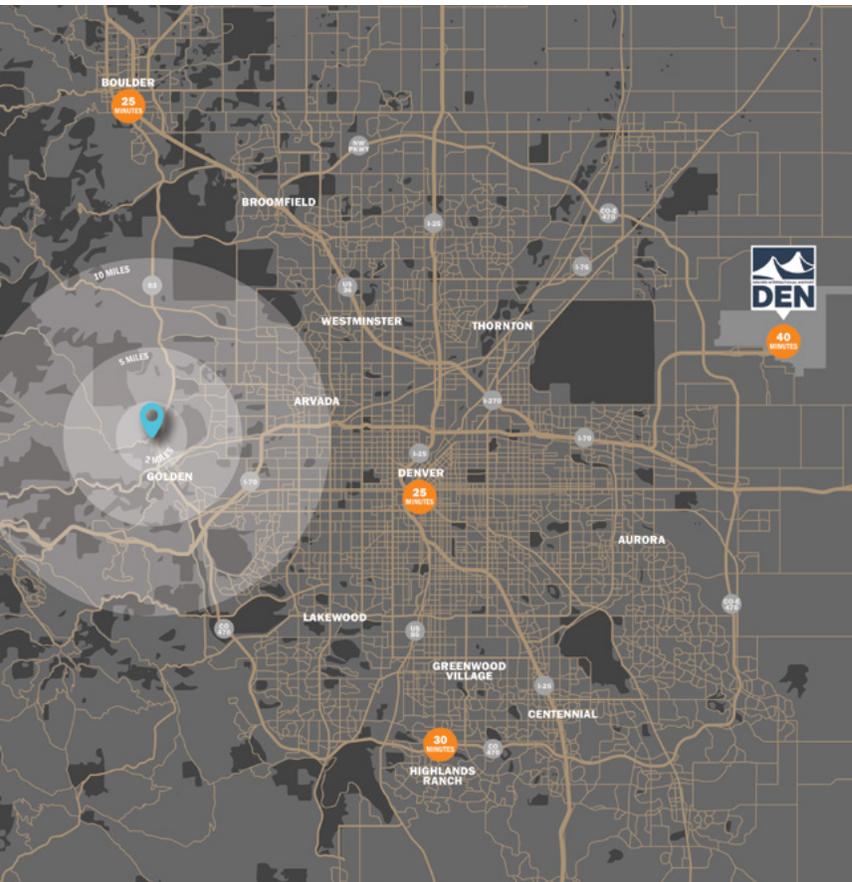
TERMS

| | |
|-----------|-------------|
| Price: | \$8,000,000 |
| NOI: | \$481,747 |
| Cap Rate: | 6.02% |

BUILDING INFORMATION

| | |
|--------------------------|--|
| Building Square Footage: | 26,180 SF |
| Lot Size: | 116,479 SF / 2.67 ACRES |
| Office/Cubicle Space: | 5,200 SF |
| Lab/Manufacturing Space: | 13,120 SF |
| HVAC: | <ul style="list-style-type: none"> ▪ 10 Roof top units ▪ Evaporative cooler ▪ 2 A/C systems |
| Power: | 800 amp three phase 600 volt four-wires system |
| Warehouse: | <ul style="list-style-type: none"> ▪ Two 10' high dock doors ▪ One dock with ramp |
| Sprinklers: | Fully Sprinklered |
| Parking: | 87 Off-street parking spaces |
| Zoning: | PUD (Buyer to confirm any proposed use is permissible in current zoning) |
| Water: | City of Golden |
| Gas & Electric: | Xcel Energy |

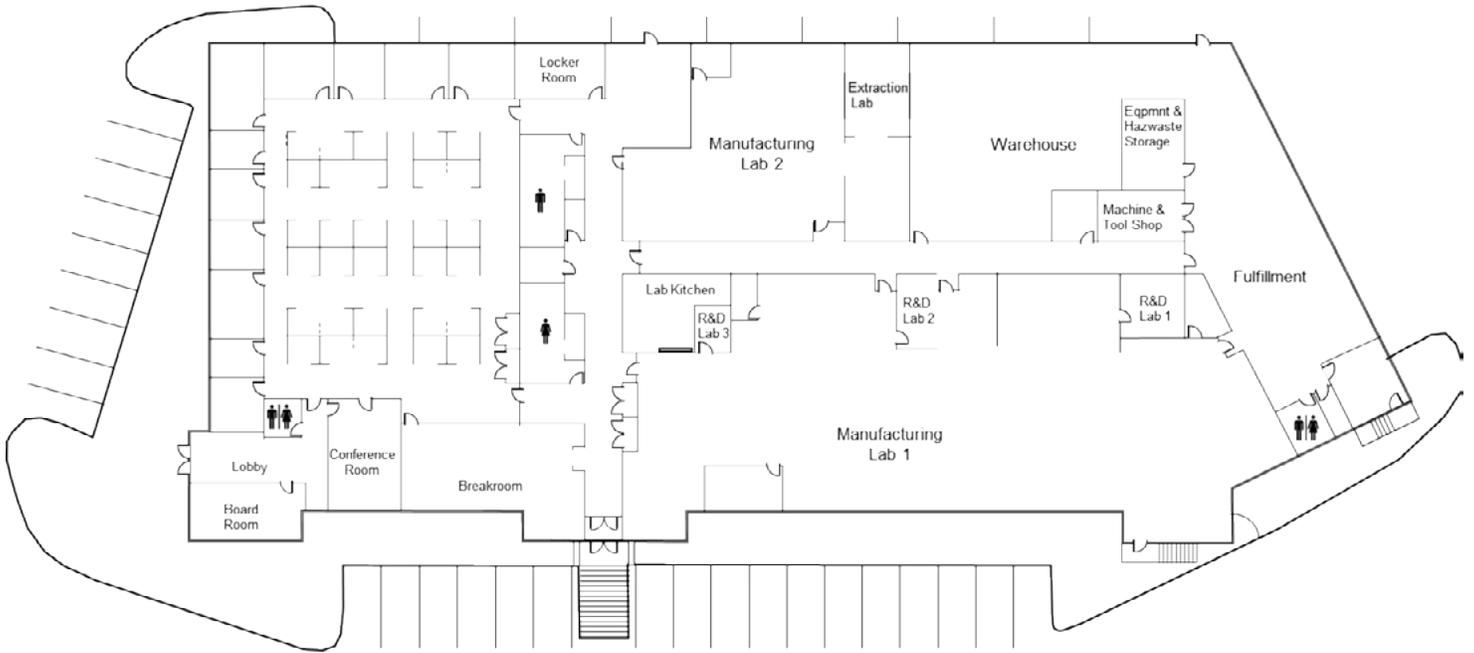
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| | 2 MILE | 5 MILE | 10 MILE |
|-------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2027 Projection | 9,415 | 51,607 | 351,626 |
| 2022 Estimate | 9,140 | 49,922 | 340,560 |
| Growth 2010-2022 | 0.9% | 1.1% | 1.0% |
| Growth 2022-2027 | 0.6% | 0.7% | 0.7% |
| Average Household Size | 2.2 | 2.4 | 2.3 |
| Median Age | 38.9 | 41.1 | 41.2 |
| HOUSEHOLD INCOME | | | |
| 2022 Average | \$127,947 | \$140,159 | \$113,167 |
| HOUSING | | | |
| Median Home Value | \$676,308 | \$646,671 | \$474,013 |
| Median Year Built | 1980 | 1984 | 1975 |
| EMPLOYMENT | | | |
| Businesses | 538 | 2,684 | 16,496 |
| Employees | 5,616 | 31,469 | 146,699 |

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FLOOR PLAN | 26,180 SF



TENANT

Boulder Botanical & Bioscience Labs is an herbal supplement, sports medicine and CBD manufacturing and distribution business that provides more than 150 different brands of white-label and private label products to many of the nation's largest retail chains, including CVS, Target, Costco, and other retailers.



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GOLDEN, COLORADO

Golden, Colorado is rich with culture, outdoor activities, scenic beauty, thriving businesses, and friendly people. It offers residents and visitors an abundance of recreational, cultural and culinary opportunities. Golden is a modern town with an old west flair.

Located in the Rocky Mountain foothills west of Denver, Golden features a diverse economy of primary employers as well as innovative startups. Golden is also home to the Colorado School of Mines and the National Renewable Energy Laboratories. Coors got started here and after a beer, there are miles of trails for hiking and biking. Clear Creek runs through the historic downtown, a block from Golden’s charming Washington Avenue where you’ll find shops, restaurants, breweries, hotels, and museums. Golden offers a sustainable, resilient, and healthy community with a network of resources to support existing and growing businesses.



GREATER GOLDEN AREA MAJOR EMPLOYERS

- Molson Coors Brewing Company
- Ball Metal Container Group
- CoorsTek
- Colorado School of Mines
- Jefferson County Government Center
- Kong Company
- Meurer Engineering
- Environmental Protection Agency
- Hazen Research
- National Renewable Energy Labs (“NREL”)



Colorado School of Mines is a public research university focused on science and engineering, where students and faculty together address the great challenges society faces today—particularly those related to the Earth, energy and the environment.

The Mines Career Center’s 2019-20 Annual Report shows recent graduates are thriving, with nearly all of them employed in industry or government, serving in the military or continuing their education, with starting salaries that rank them among the most highly paid among their peers nationally.

MOST COMMON DEGREES

1. COMPUTER SCIENCE
2. MECHANICAL ENGINEERING
3. PETROLEUM ENGINEERING





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