

SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF

TBD - MONTROSE , CO Parcel # 376718113002 Montrose , CO 81401

SALE PRICE \$3,385,000



**COLDWELL BANKER
COMMERCIAL**
PRIME PROPERTIES

Becca Posner, CCIM
970 424 2281

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

A graphic of a yellow 'UNDER CONSTRUCTION' sign with a white pushpin at the top. The sign is partially obscured by a dark blue diagonal shape on the left side of the page.

**UNDER
CONSTRUCTION**

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

SALE

SALE PRICE

\$3,385,000

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF

TBD - MONTROSE , CO Parcel # 376718113002 Montrose , CO 81401



**COLDWELL BANKER
COMMERCIAL**
PRIME PROPERTIES

Becca Posner, CCIM

970 424 2281

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

A large yellow sign with black text that reads "UNDER CONSTRUCTION". The sign is held up by white push-pins. The background of the sign is a solid yellow color, and the text is in a bold, black, sans-serif font. The sign is positioned on the right side of the image, partially overlapping the blue background.

**UNDER
CONSTRUCTION**

SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE, CO Parcel # 376718113002 Montrose, CO 81401



PROPERTY DESCRIPTION

Rexel operates in 35 countries with 2,100 branches and over 28,000 employees. Rexel specializes in distribution of electrical, heating, lighting and plumbing equipment, but also is in renewable energies and energy efficiency products and services.

2500 SF Office

7500 SF Warehouse

.43 acres paved and fenced

20 Parking spots

4 grade level doors

1 -OHD with Dock-Hi

1- OHD Grade level - drive in bay

24' ceilings

6.2% CR Year 1- 7.4% CR Year 7

BONUS:!! Potential Value Add Opportunity on top of this with a long term land lease!

OFFERING SUMMARY

Sale Price:	\$3,385,000
Number of Units:	1
Lot Size:	1.72 Acres
Building Size:	10,000 SF
NOI:	\$210,000.00
Cap Rate:	6.2%
Zoning:	B3

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	12.518	15.307	20.734

Becca Posner, CCIM

970 424 2281



COLDWELL BANKER
COMMERCIAL
PRIME PROPERTIES

SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE , CO Parcel # 376718113002 Montrose , CO 81401



Adobe Stock | #343733140

PROPERTY DESCRIPTION

Rexel operates in 35 countries with 2,100 branches and over 28,000 employees. Rexel specializes in distribution of electrical, heating, lighting and plumbing equipment, but also is in renewable energies and energy efficiency products and services.

2500 SF Office

7500 SF Warehouse

.43 acres paved and fenced

20 Parking spots

4 grade level doors

1 -OHD with Dock-Hi

1- OHD Grade level - drive in bay

24' ceilings

6.2% CR Year 1- 7.4% CR Year 7

BONUS:!! Potential Value Add Opportunity on top of this with a long term land lease!

LOCATION DESCRIPTION

Property is North west of town off of N. Townsend approximately 3/4 mile from airport. The property is directly off the frontage road on a hard corner and next to an irrigation canal.

SITE DESCRIPTION

Lot is currently under development. Frontage corner lot with great visibility. On a canal. 6300 Rd and N Townsend Ave are cross street: Parcel # 376718113002

POWER DESCRIPTION

3-phase

GAS DESCRIPTION

Natural Gas

Becca Posner, CCIM

970 424 2281



COLDWELL BANKER
COMMERCIAL
PRIME PROPERTIES

SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE , CO Parcel # 376718113002 Montrose , CO 81401



PROPERTY HIGHLIGHTS

- * REXEL , Nationally Recognized Tenant
- * Rexel has over 2000 location in 35 countries and 28,000 employees
- * 7 year initial lease with 2 (5year) options
- * \$210,000 NOI Year 1 - \$250,800 NOI Year 7
- * 2% escalators annually and throughout renewals
- * Hands Off Investment, NNN lease in place, - starts at C.O.
- * 6.2%-7.4% Cap Rate in Years 1-7
- * Under Construction 10,000 SF building on 1.72 acres
- * On North side of Hwy 50 and Townsend next to Montrose airport
- * 1.72 acres, 10,000 SF Building being built for National / International Tenant
- * Potential Value Add Opp. too! Current GC will lease the remaining .5 acre of ground for long term and make all improvements for
- (\$500 / mo)



Becca Posner, CCIM
970 424 2281

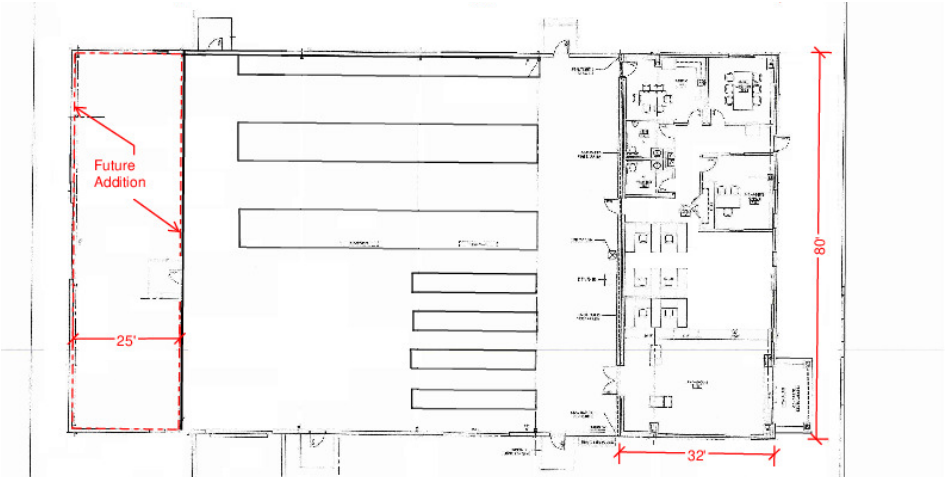


COLDWELL BANKER
COMMERCIAL
PRIME PROPERTIES

SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE, CO Parcel # 376718113002 Montrose, CO 81401



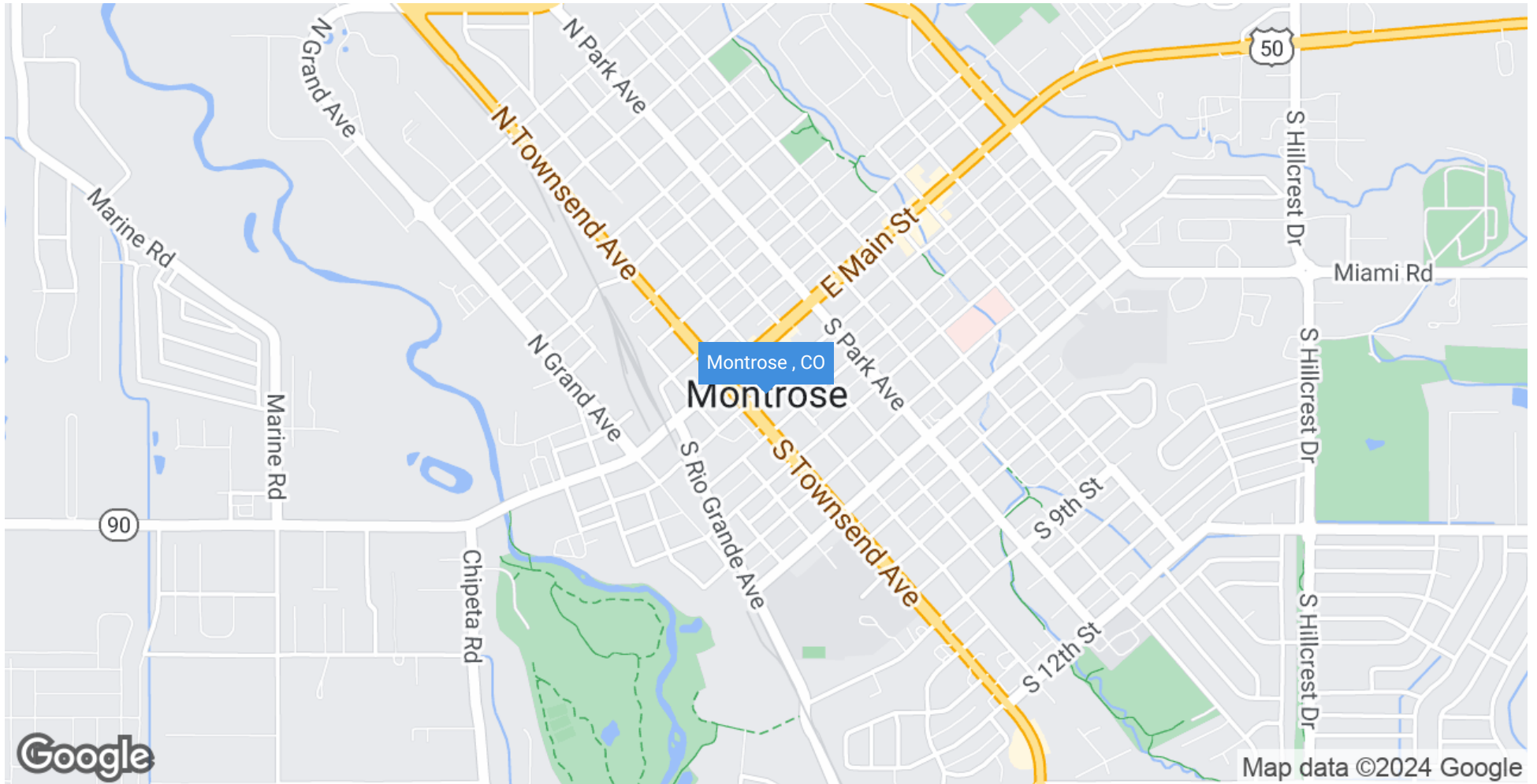
Becca Posner, CCIM
970 424 2281



SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE, CO Parcel # 376718113002 Montrose, CO 81401



Becca Posner, CCIM
970 424 2281



SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE , CO Parcel # 376718113002 Montrose , CO 81401

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Rexel	10,000 SF	100%	\$21.00	\$1.75	\$210,000	8/1/2024	7/30/2031
-	-	10,000 SF	100%	\$21.63	\$1.80	\$216,300	-	-
-	-	10,000 SF	100%	\$22.28	\$1.86	\$222,800	-	-
-	-	10,000 SF	100%	\$22.95	\$1.91	\$229,500	-	-
-	-	10,000 SF	100%	\$23.64	\$1.97	\$236,400	-	-
-	-	10,000 SF	100%	\$24.34	\$2.03	\$243,400	-	-
-	-	10,000 SF	100%	\$25.08	\$2.09	\$250,800	-	-
TOTALS		70,000 SF	700%	\$160.92	\$13.41	\$1,609,200		
AVERAGES		10,000 SF	100%	\$22.99	\$1.92	\$229,886		

Becca Posner, CCIM
970 424 2281



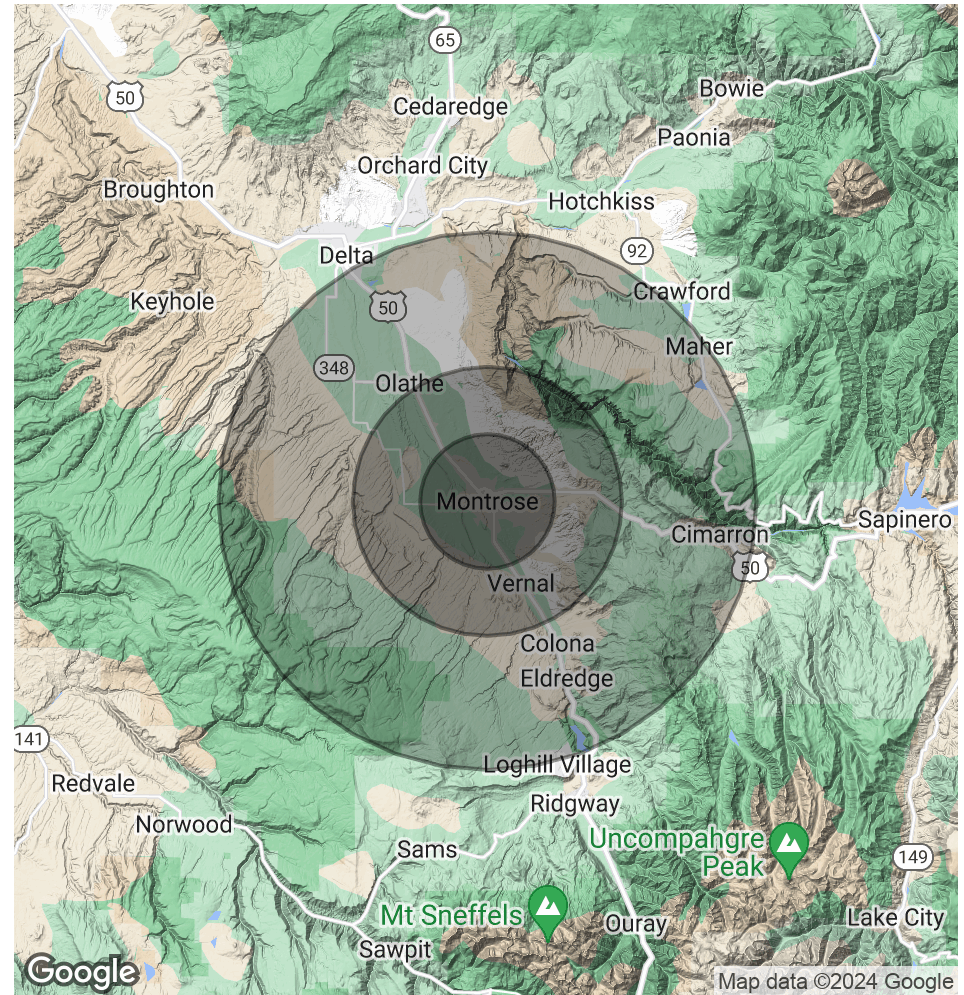
SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE, CO Parcel # 376718113002 Montrose, CO 81401

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	27,623	34,095	45,193
Average Age	45	45.3	46
Average Age (Male)	41.7	42	42.9
Average Age (Female)	47.3	47.3	47.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	12,518	15,307	20,734
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$65,708	\$66,536	\$65,056
Average House Value	\$232,670	\$245,493	\$275,017

* Demographic data derived from 2020 ACS - US Census



Becca Posner, CCIM
970 424 2281



SALE

NEW BUILDING - 1031 EXCHANGE OPPORTUNITY - INVESTMENT OPPORTUNITY- HANDS OFF INVESTMENT - VALUE ADD OPP

TBD - MONTROSE, CO Parcel # 376718113002 Montrose, CO 81401



BECCA POSNER, CCIM

Commercial Broker

becca@posner.properties

Direct: **970.424.2281**

PROFESSIONAL BACKGROUND

Becca Posner was born in Tallahassee, FL and moved to Grand Junction in 2015 with her husband and two young boys. Becca has a MA in Education and taught for 13 years before changing directions and getting into commercial real estate in 2016. Getting out and enjoying the western Colorado lifestyle is a passion of hers and she has actively embraced camping, paddle boarding, river rafting, skiing, and hiking. She is high energy, focuses on her client's needs and works diligently to help them achieve their goals. "The Grand Valley is growing, being a part of that growth and helping businesses get established or helping investors within our market is something I truly enjoy."

Becca enjoys being a catalyst for growth, and is passionate about elevating the leasing, sales, acquisitions and development of commercial real estate within the valley.

EDUCATION

M.A. degree from Western Carolina University

CCIM Designation

Prime Properties

131 N. 6th Street Suite 300

Grand Junction, CO 81501

970.243.7375

Becca Posner, CCIM

970 424 2281



COLDWELL BANKER
COMMERCIAL
PRIME PROPERTIES