

U.S. GOVERNMENT BUILDING FOR SALE

Property Details

Building Size: 18,813 RSF

Warehouse: 4,000 RSF

Fenced Yard: 1 Acre

Lot Size: 3.507 Acres

Rental Rate: \$20.25/RSF

Real Estate Taxes:
\$2.00/RSF

Operating Costs:
\$2.35/RSF

Annual Rent:
\$380,963.25

NOI: \$311,787

Cap Rate: 7.5%

Sale Price: \$4,157,160

Lease Term:
20 years, 15 firm with
Government having
termination rights after the
firm term on 60 days
written notice.

Modified NNN Lease:
BLM pays utilities and taxes.
Owner will pay janitorial and
system maintenance.

BLM Occupied
October 1, 2009.

Contact Information

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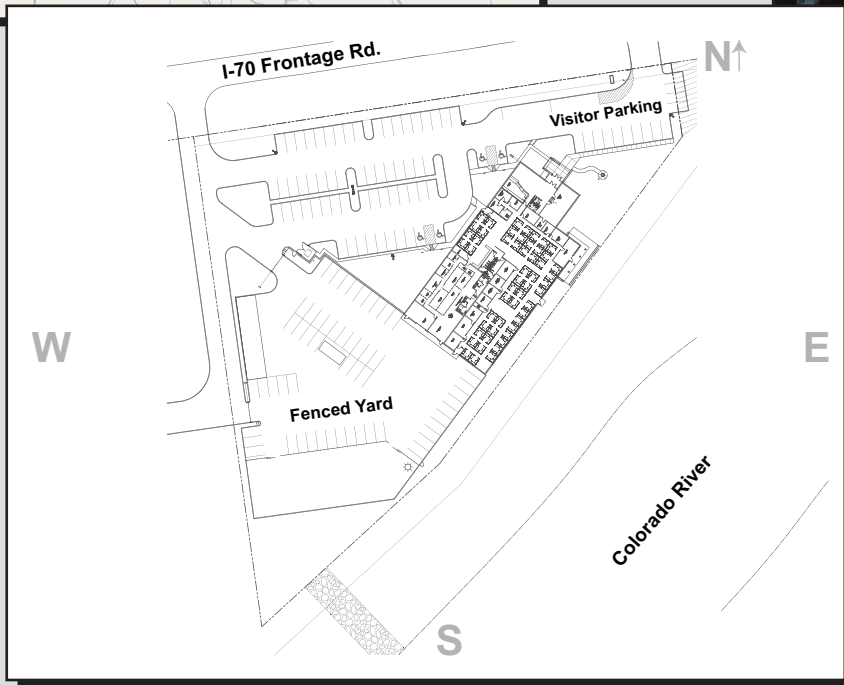
2300 River Frontage Road
Silt, Colorado 81652

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A new 'Glenwood Springs' facility visible from I-70 and right along the Colorado River! This property is located in Garfield County, the eighth most extensive and the twelfth most populous of the 64 counties of the State of Colorado.

The Government changed its rules a couple of years ago to state that any new building leased to the Government had to be energy efficient. To this end they required **LEED® certification** for this building. We are committed to achieving a **LEED® Silver certification** which makes us in step with the current administrations efforts in the area of energy conservation.

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