

ROANCO BUILDING

FOR SALE – By Owner Multi-tenant Industrial Office/Warehouse Investment

7030 - 7038 South Potomac Street Centennial CO 80112







New Roof with 5 Year Workmanship & 20 Year Materials Warranty.

New Air Conditioning Units installed in 2013.

PROPERTY OVERVIEW:

City: Centennial
County: Arapahoe
Total Bldg. SF: 22,950
Sprinkler: Yes
Zoning: Com. Office Ware.
Year Built: 2002
of Units: 5 (Individually Metered)
Lot: 1.475 Acre
Ceiling Height: 11,000SF 18' & 11,000SF 15'
Parking: Ample Front & Side
Drive-in Doors: 3 (14'x12') & 3(12'x12')
Construction: Comm Block Decorative

SALE INFORMATION:

\$3,700,000

RENT ROLL:

UNIT	Address	Lease Expiration	Base /CAM	Gross /Month	Gross/Year	SQ/FT
1	7030 S. Potomac	10/31/2025	\$8.50/\$5.77	\$7,310.00	\$87,718.00	6,147
2	7032 S. Potomac	10/23/2023	\$8.50/\$5.77	\$5,946.00	\$71,350.00	5,000
3	7034 S. Potomac	6/30/2026	\$6.35/5.77	\$2,020.00	\$24,240.00	2,000
4	7036 S. Potomac	6/30/2026	\$10.17/5.77	\$3,980.00	\$47,760.00	2,996
5	7038 S. Potomac	1/31/2021	\$8.50/5.77	<u>\$7,135.00</u>	<u>\$85,620.00</u>	6,000
			TOTAL	\$26,391.00	\$316,688.00	