

# Park 4040



*4040 Salazar Way, Frederick, CO*

*Confidential Offering Memorandum*



*Newly Constructed, 100% Leased, Industrial Investment Opportunity*



# Executive Overview





4040 Salazar Way  
Frederick, CO



**25,300**

SQUARE FEET

**100%**

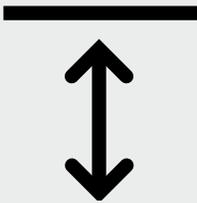
LEASED

**2019**

VINTAGE

**6.8**

WALT



**18'-20'**

CEILING HEIGHTS

**2:1,000 SF**

PARKING RATIO



**1-acre**

ADDITIONAL LAND

**NNN**

LEASE STRUCTURE

# The Offering

JLL Capital Markets, as exclusive agent for the Seller, is pleased to present for sale to qualified investors Park 4040 (the "Property"), a newly constructed, highly functional, 100% leased industrial building located in Frederick, CO.

The Property consists of a 25,300 square-foot industrial facility with a one-acre land parcel, a rare and highly-sought-after characteristic throughout the Denver Metro. This Offering presents an opportunity to acquire fee-simple ownership in a superior location 100% leased by two exceptional tenants: Ursa Major Technologies and Green Eyed Motors. With a WALT of 6.8 years, Park 4040 offers investors certainty of cash flow in an incomparable 2019 vintage building.

The Property is highly visible and strategically located directly off of Interstate 25. I-25 sees over 110,000 vehicles per day and is Colorado's main north-south expressway through Wyoming, Colorado, and New Mexico. Along with this premier accessibility, Park 4040 will continue to benefit from both the Denver MSA and Northern Colorado's continual and exponential growth.

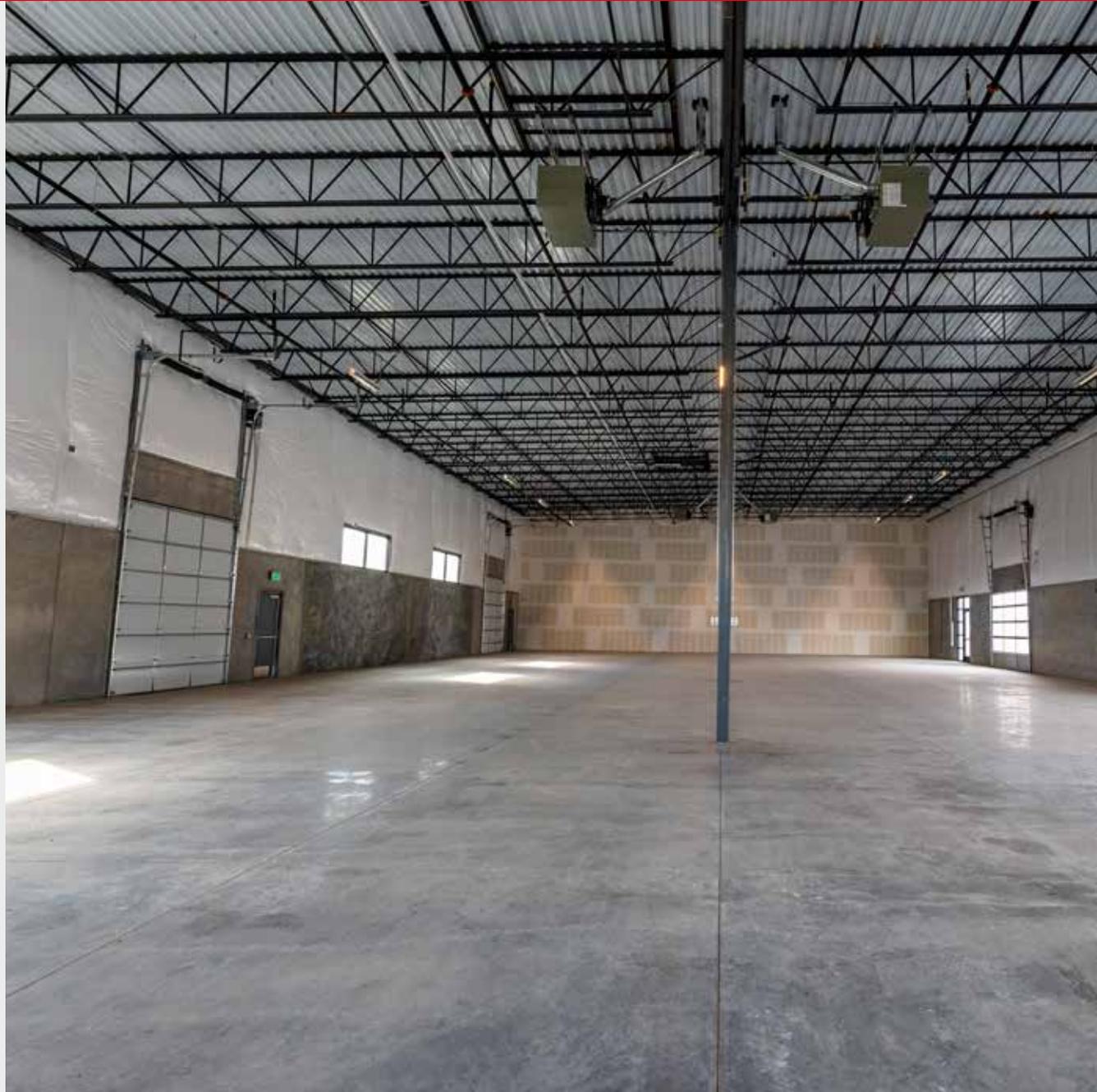
# Investment highlights

High-image newly constructed facility

- ▶ New, class-A, tilt-up concrete building
- ▶ Fully sprinklered building
- ▶ Expansive glass lines with a number of clear roll-up doors showcasing unobstructed mountain views

100% net-leased with 6.8 years WALT

- ▶ In an environment with a lack of strong cash-flowing opportunities, Park 4040 offers investors a certainty of income through two exceptional tenants: Ursa Major Technologies and Green-Eyed Motors





## Enhanced residual value with industrial zoning and outdoor component

- ▶ Unique opportunity to own a 25,300 SF building with industrial zoning that includes one-acre which can be used as a yard, outdoor display, or storage
- ▶ Because the metro Denver region has a scarcity of comparable product, Park 4040 is a rare opportunity for investors to acquire an asset that has both prominent interstate visibility and heavy industrial zoning
- ▶ High barriers exist to recreate the Property's top-of-class building and additional 1-acre parcel elsewhere in the market



## Located along I-25 corridor super-region

- ▶ Primarily a north-south highway, Interstate 25 serves as the main route through New Mexico, Colorado, and Wyoming
- ▶ Interstate 25 carries more than 110,000 vehicles per day past Park 4040, resulting in exceptional visibility for the Property
- ▶ Population in Northern Colorado is expected to grow 11%, projecting a 76,000 person increase from 2019-2024 that will require a significant influx of new industrial supply





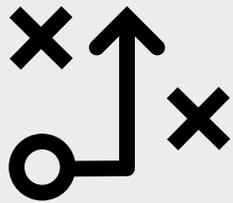
## Emerging industrial market

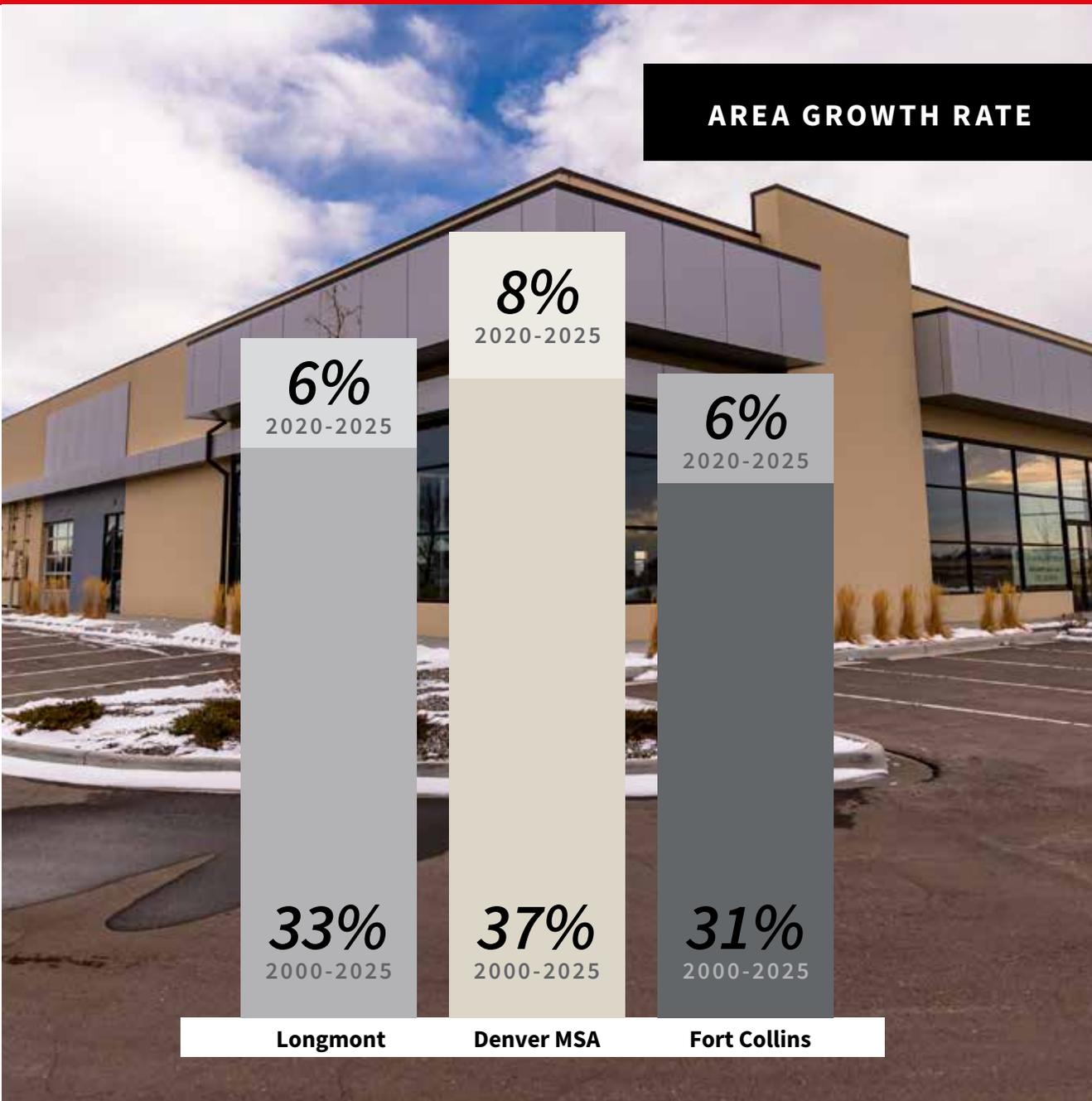
- ▶ Affordability and availability is a rising concern in neighboring communities like Boulder, where strong demand clashes with a supply-constrained market
- ▶ With 0 SF of new construction in Boulder for the entirety of 2019 and less than 20,000 SF in 2020, tenants such as Green Eyed Motors are flocking to the Frederick market in search of higher quality buildings at more competitive lease rates
- ▶ Park 4040's lease rates are at a 25% discount to similar quality in Central Boulder



# Highly accessible to the most popular Colorado markets

- ▶ The property is perfectly situated with Boulder and Longmont to the west, Wyoming and Ft. Collins to the north, and Denver to the south
- ▶ The property has direct access to Colorado's major thoroughfare, Interstate-25, providing immediate access to downtown Denver, Boulder, Ft. Collins, and Denver International Airport
- ▶ This strategic location offers tenants desirable freeway visibility, excellent connectivity to Denver's major employment and population centers, and ease of access which will continue to attract tenants for years to come





## Explosive growth encircling the Property

- ▶ The Denver MSA has consistently outperformed the largest cities in the country in population growth since 2010 with a 16.2% increase compared to the US average of 6.1%
- ▶ Northern Colorado, made up of Weld and Larimer Counties, contains three of Colorado's fastest-growing cities: Greeley (#3), Loveland (#4) and Fort Collins (#5)
- ▶ The state of Colorado projects that Northern Colorado will see 5% growth by 2030, with Larimer County growing 29.1% and Weld County growing a startling 62.5%



# Contact information



1225 17TH STREET, DENVER, CO 80202

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## INVESTMENT SALES ADVISORY

### Larry Thiel

Managing Director  
JLL Capital Markets  
+1 303 515 8032  
larry.thiel@am.jll.com

### Carmon Hicks, SIOR

Managing Director  
JLL Industrial  
+1 303 217 7975  
carmon.hicks@am.jll.com

## AGENCY LEASING

### Patrick McGettigan

Vice President  
JLL Agency Leasing  
+1 303 217 7956  
patrick.mcgettigan@am.jll.com

## DEBT AND EQUITY

### Rob Bova

Director  
JLL Capital Markets  
+1 303 515 8043  
rob.bova@am.jll.com

## ANALYTICAL

### Elizabeth Edwards

Analyst  
JLL Capital Markets  
+1 303 542 1507  
elizabeth.edwards@am.jll.com

### Rob Key

Associate  
JLL Capital Markets  
+1 303 515 8048  
robert.key@am.jll.com

## MARKETING

### Ashely Ahlene

Graphic Designer  
JLL Capital Markets  
+1 303 515 8044  
ashley.ahlene@am.jll.com