Single-Tenant IOS

16133 W. 45TH DR.

Golden, CO 80403

16133 W. 45th Dr. offers investors the opportunity to acquire a 43,000 SF single-tenant manufacturing facility leased to Parkson Corporation, owned since 1967 by Axel Johnson Inc., a fifth-generation private family holding company. Located in the Coors Tech Center, a fully absorbed Golden business park in Denver's West submarket with vacancy averaging under 1% over the past five years, the Property sits 2.8 miles from I-70 with direct access to the metro and the I-70 corridor. The 5.48-acre site includes approximately 1.5 acres of yard and a purpose-built improvement package featuring a crane, 1,600-amp heavy power, floor drains, 20' clear height and wet sprinkler. Parkson's Meurer Research division has occupied the facility since 2015 and is committed through March 2033 on a new NNN lease with 3.50% annual escalations, offering durable, fully net cash flow from an entrenched tenant.



westdenverios.com

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16133	1	43,000	5.48	1996/2015	1	3/31/2033
W. 45th Dr.	Building	Square Feet	Acres	Year Built	Tenant	Expiration

Investment Highlights

- Rare IOS Facility With Large Power in a Supply-Constrained Golden Location
- Significant Capital Improvements
- Direct Access to I-70
- Entrenched Tenancy Supported by a Specialized Labor Pool
- Tenant Backed by Generational Stability and Proven Longevity of Parent Company

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