

# OFFERING MEMORANDUM



## ALLTECH II CONDOMINIUMS

1001 E 75th Ave. Unit B | Denver, CO 80229

**Price:** \$895,000



# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>1001 E 75th Ave. Unit B</b> Denver, CO 80229
Unit Size	3,464 SF
Lot Size	0.61 AC
Year Built	2000
Zoning	I-1 Adams County
Construction	Steel
Loading	1 - 10'x10' Drive-In
Clear Height	19'

## PROPERTY HIGHLIGHTS

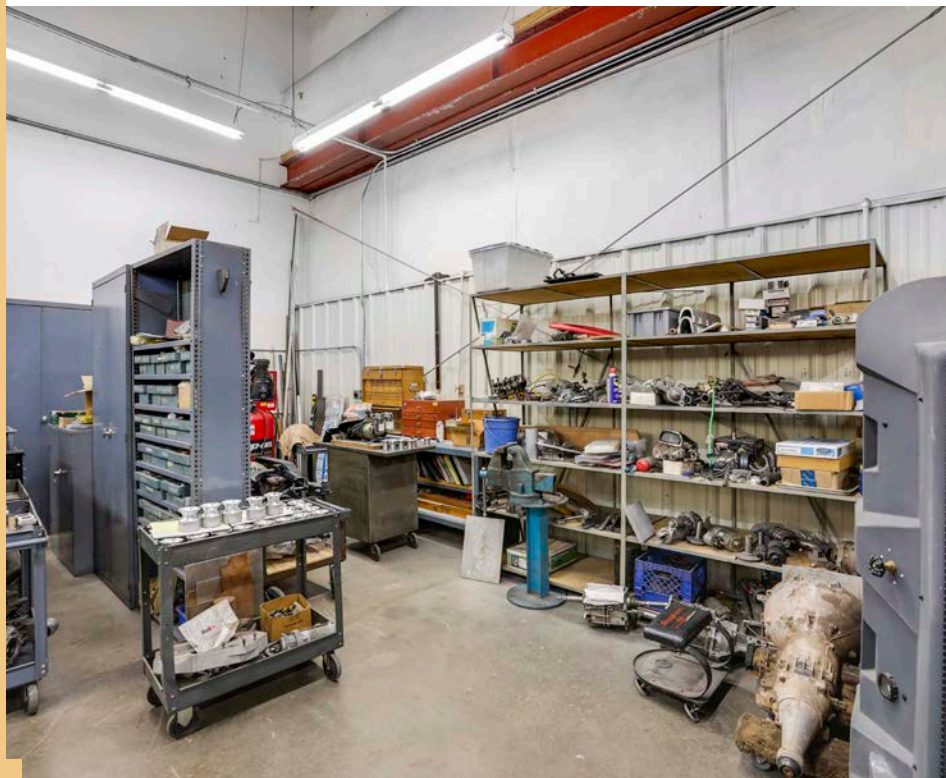
- Unit Size: 3,464 SF
- Loading: One (1) 10' x 10' drive-in
- I-1 Zoning (Adams County)
- Excellent natural light and new LEDs in warehouse
- 19' Clear Height
- Extra mezzanine storage
- Located in Enterprise Zone

**1001 E 75th Ave - Unit B** offers a compelling opportunity to acquire a functional, high-quality industrial condo in the heart of Denver. Strategically located near the I-25 and Highway 36 interchange, the property provides exceptional access to major population centers. Constructed in 2000, the building features 19-foot clear height ceilings, light-industrial zoning, and modern infrastructure suited for a variety of industrial and flex uses. The space features a reception area, excellent natural light and several facility upgrades, including an ADA compliant restroom, brand new LED lighting, mezzanine storage and a linear heater.

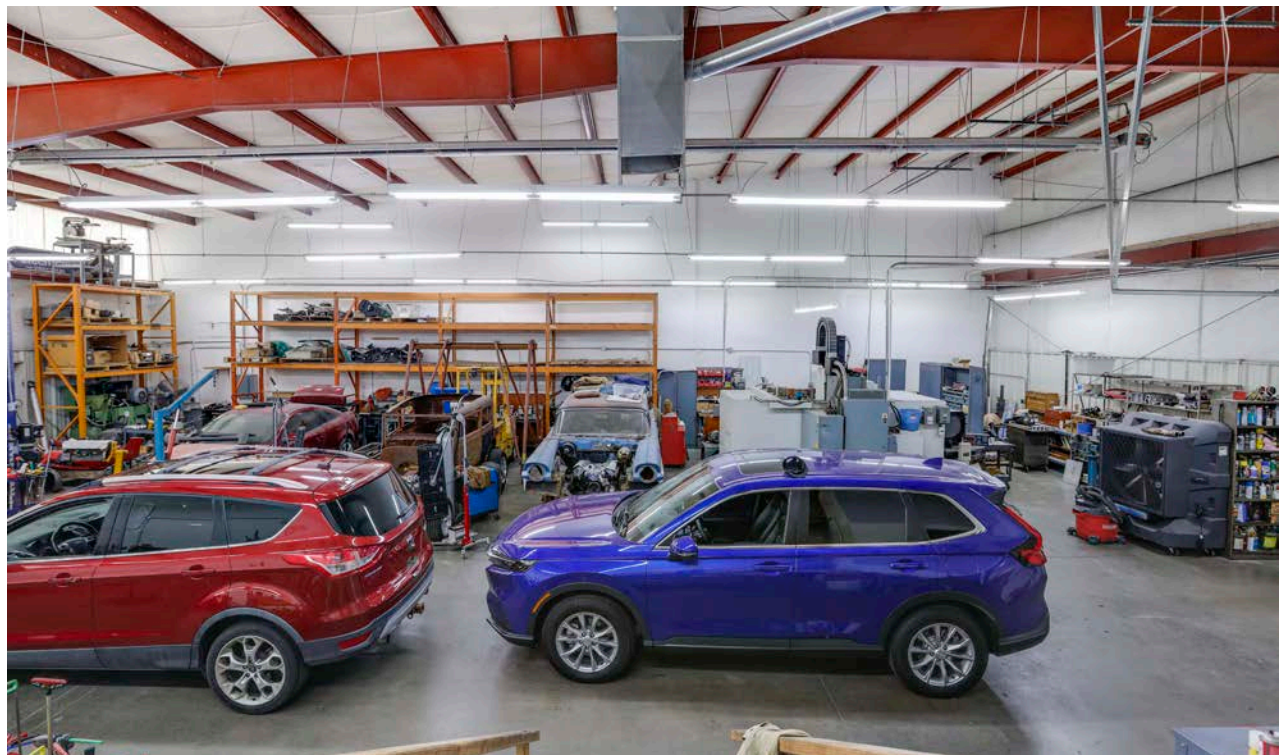
Industrial condos remain in high demand across the Denver metro area, with limited supply and strong investor and user interest. This property's flexible design, 3-phase 200 AMP power, and desirable zoning offer versatility and functionality for owners seeking stable, long-term asset appreciation.













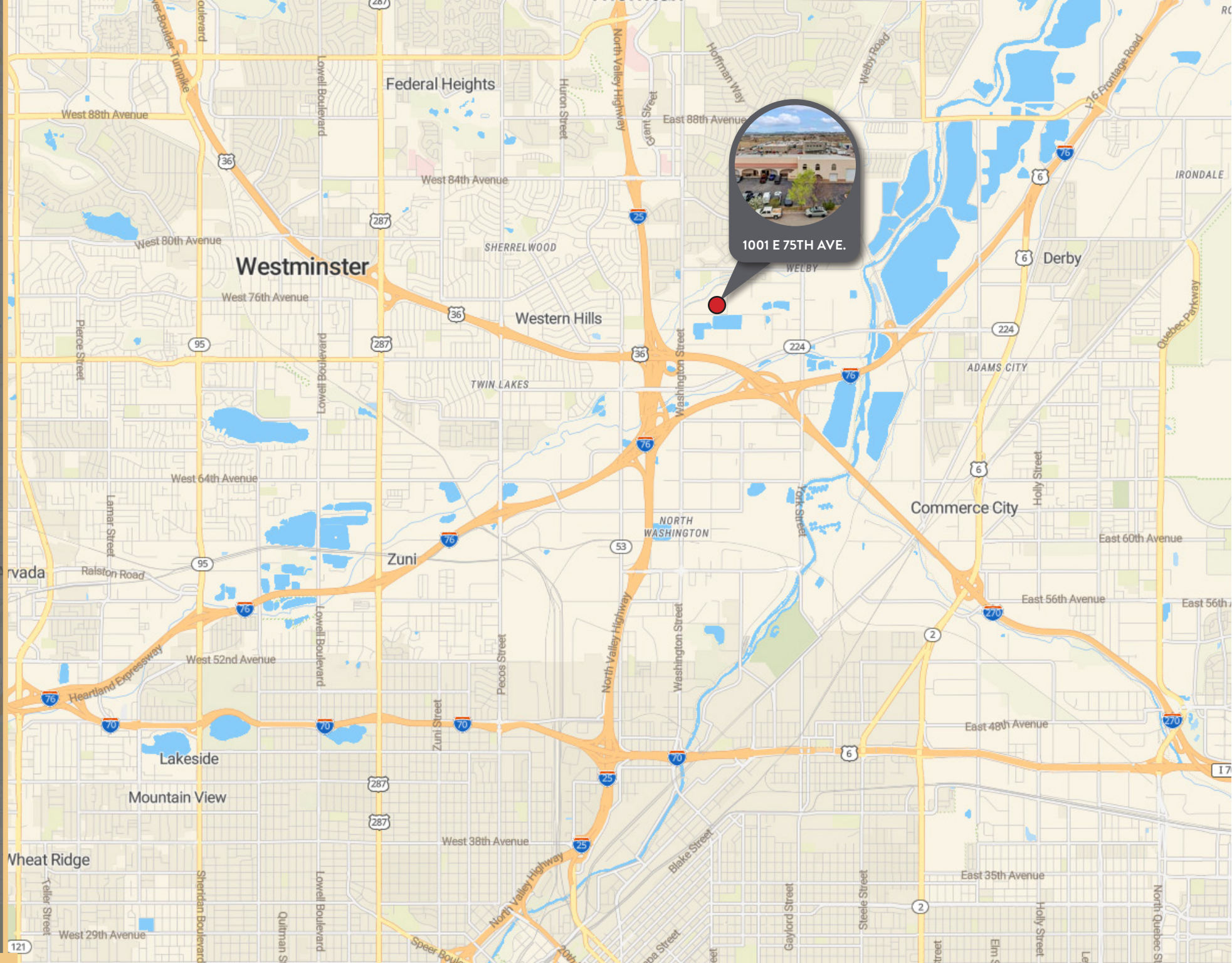


# LOCATION OVERVIEW



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1001 E 75TH AVE.





COMPARABLE  
SALES



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**SUBJECT PROPERTY**

1001 E 75th Ave. Unit B, Denver, CO

Sale Date	JUST LISTED
List Price	\$895,000
Year Built	2000
Condo Size	3,464 SF
Price/SF	\$258.37
Zoning	I-1

4455 W 58th Ave, Unit B & C  
Arvada, CO 80002

#1

Sale Date	5/5/23
Sale Price	\$1,150,000
Year Built	2005
Condo Size	4,880 SF
Price/SF	\$235.66
Zoning	COMM

1750 W 64th Ln, Unit C  
Denver, CO 80221

#2

Sale Date	12/4/23
Sale Price	\$560,000
Year Built	2004
Condo Size	2,224 SF
Price/SF	\$251.80
Zoning	PUD

804-864 E 78th Ave, Unit 842  
Denver, CO 80229

#3

Sale Date	11/15/24
Sale Price	\$426,875
Year Built	2007
Condo Size	1,875 SF
Price/SF	\$227.67
Zoning	I-1

6271 Beach St, Unit F  
Denver, CO 80221

#4

Sale Date	9/5/24
Sale Price	\$776,150
Year Built	2005
Condo Size	3,600 SF
Price/SF	\$215.60
Zoning	I-1

5454 Washington St, Unit 8  
Denver, CO 80216

#5

Sale Date	9/20/23
Sale Price	\$700,000
Year Built	1987
Condo Size	3,158 SF
Price/SF	\$221.66
Zoning	I-2

12001 E 33rd Ave  
Aurora, CO 80010

#6

Sale Date	2/14/24
Sale Price	\$1,150,000
Year Built	2004
Condo Size	4,250 SF
Price/SF	\$270.59
Zoning	M-2



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1001 E 75th Ave. Unit B, Denver, CO 80229 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





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