

5000

GOODMAN ST, UNIT 102
TIMNATH, CO 80547



INVESTMENT SALE - LEASED SINGLE TENANT NNN



TENANT

Tolin Mechanical

A Service Logic Company

Tolin Mechanical is a privately held commercial HVAC services and facility management company serving building owners and operators throughout the Rocky Mountains, Midwest, and Mid-Atlantic regions of the United States.

Established in 1948 in Denver, Colorado, Tolin Mechanical initially focused on mechanical refrigeration construction and services. Over the years, our offerings have grown into a full-service facility management company for our clients' technical and mechanical systems. We now provide services in Colorado, Arizona, Wyoming, and Washington DC, and partner with commercial, industrial, institutional, and government organizations to maintain their buildings for safe, healthy, and energy-efficient operation.

LEASE

SUMMARY



7/1/2026
Lease Start



5 YEARS
Lease Term



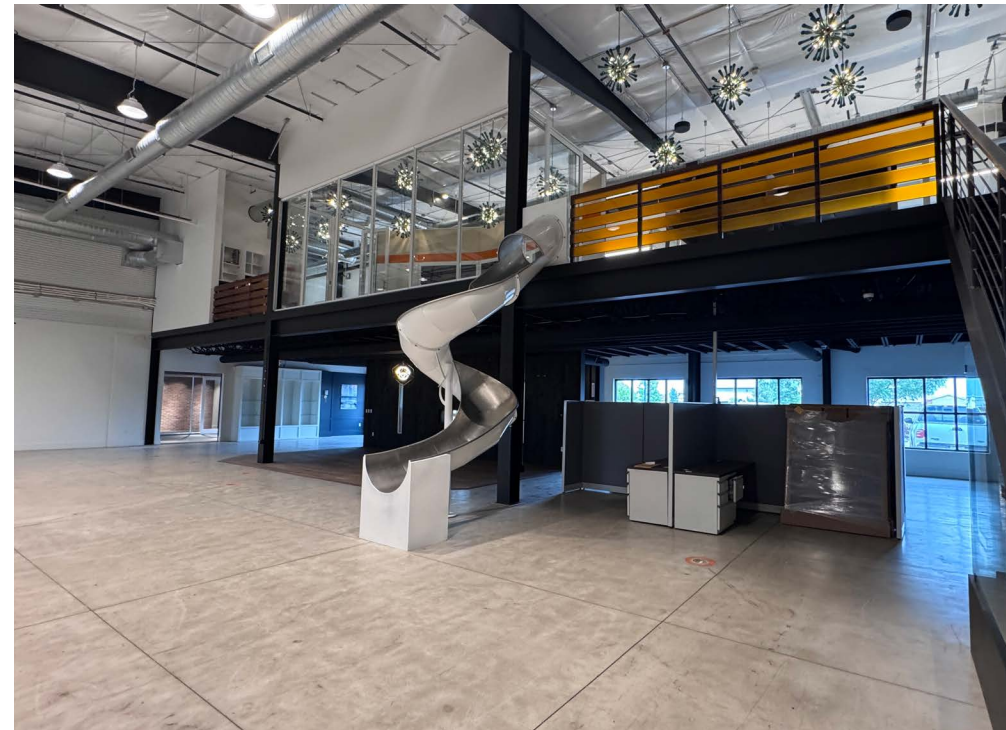
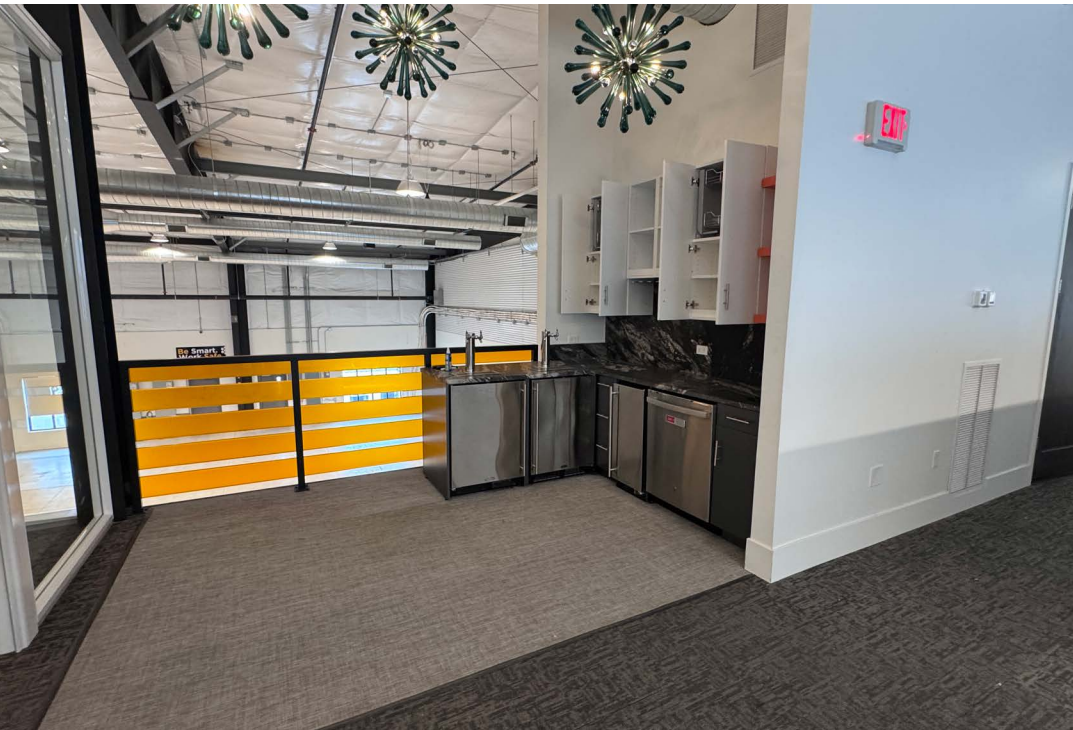
\$16.50/SF NNN
Lease Rate



2.5%
Escalations



\$10.14/SF
Operating Expenses



Located at 5000 Goodman Street, Unit 102 offers investors the opportunity to acquire a 10,069-square-foot, single-tenant commercial condominium with stable in-place income. The condo is fully leased to a single tenant, providing a passive investment opportunity with predictable cash flow and minimal management responsibilities. Positioned within a well-maintained commercial development with convenient access to major transportation corridors and surrounding amenities, the asset benefits from a desirable location and strong long-term investment fundamentals. This offering presents an attractive opportunity for investors seeking a leased commercial asset with dependable income and potential for long-term value appreciation.

OFFERING SUMMARY



CONTACT BROKER
Sale Price



\$166,138.50
NOI (Year 1)

UNIT HIGHLIGHTS



±10,069 SF
Size



(1) 14' x 14' Drive-In
Loading



21.25' - 24.16'
Clear Height

PROPERTY HIGHLIGHTS



2.33 ACRES
Acreage



**1050 KVA,
277/480V**
Power



INDUSTRIAL
Town of Timnath



2016
Year Built



60 SPACES
(2.07:1000 SF)
Parking



TENANT

Profile

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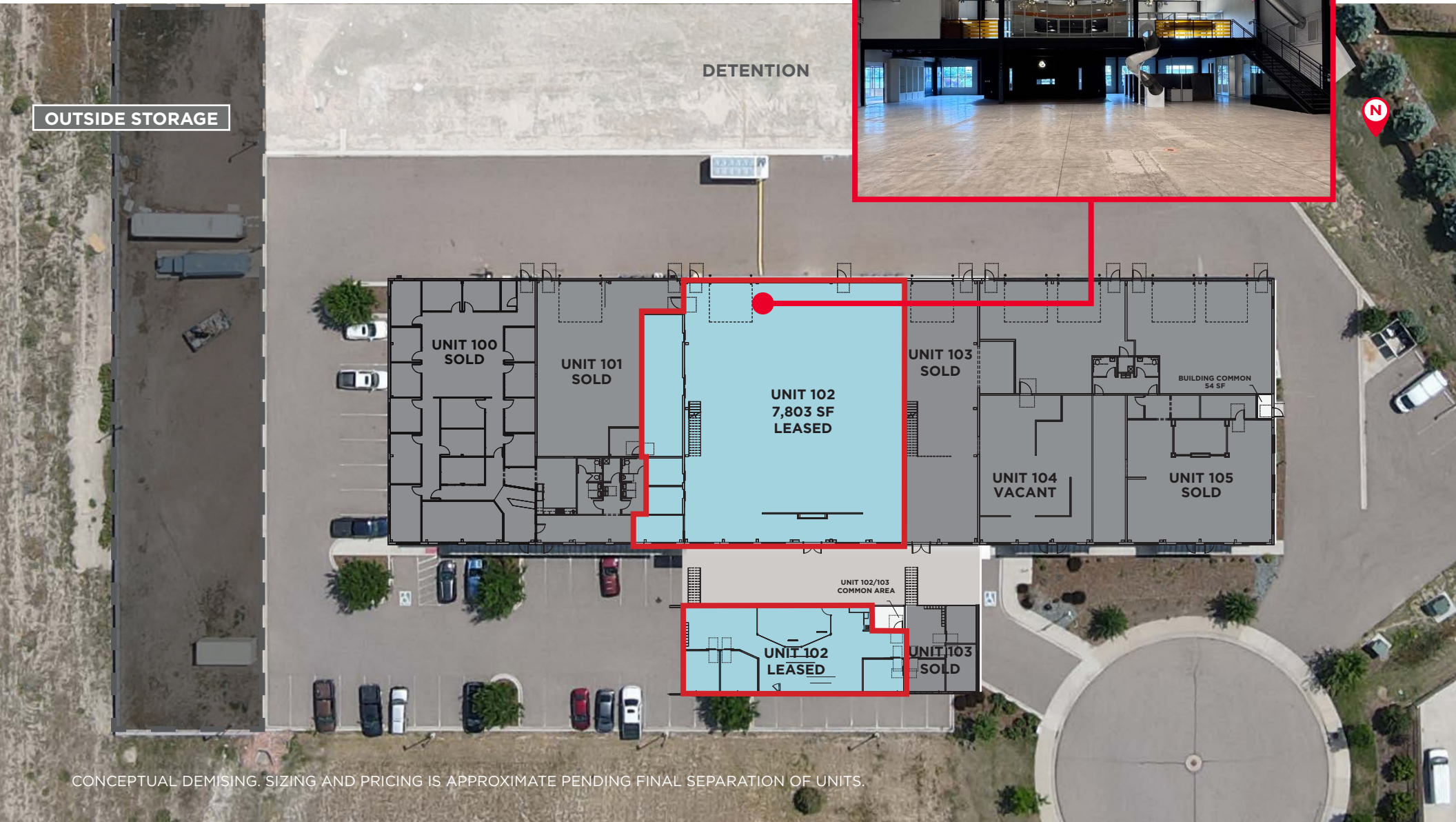
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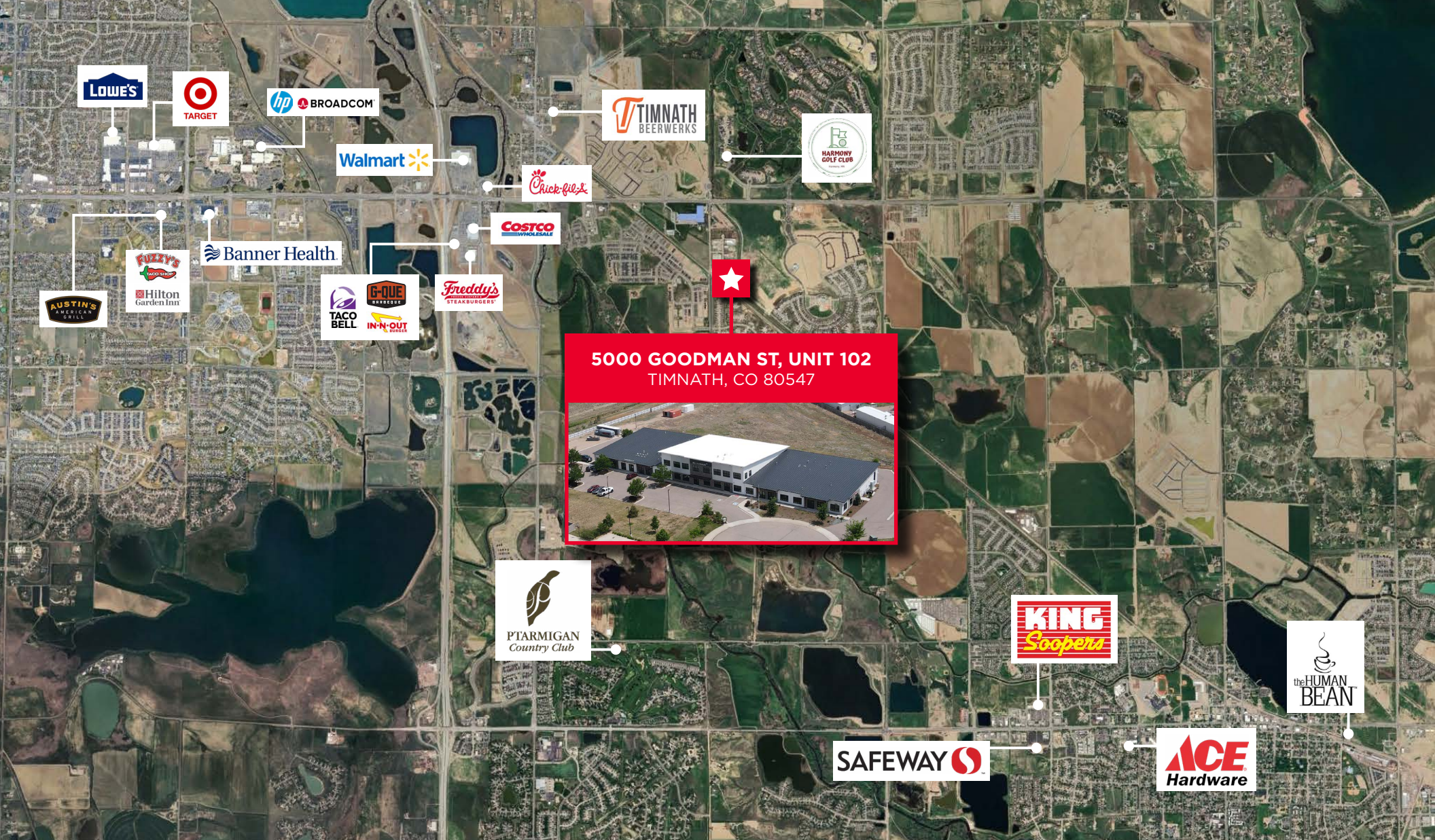
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FLOOR PLAN



CONCEPTUAL DEMISING. SIZING AND PRICING IS APPROXIMATE PENDING FINAL SEPARATION OF UNITS.



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NATE HECKEL
Managing Director
+1 970 776 3900
nate.heckel@cushwake.com

TYLER MURRAY
Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

