

# FEDEX DISTRIBUTION FACILITY INVESTMENT OPPORTUNITY

44,000 SF :: DIVISIBLE :: MULTI-TENANT



## CITY CENTER

### B U S I N E S S P A R K

6531 W. 56TH AVENUE | ARVADA, CO 80002

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# CITY CENTER

## BUSINESS PARK

### CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc., nor any of their respective directors, officers Affiliates or representatives make any representation or warranty, expressed or implied, as to the

accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

### AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.



## C O N T E N T S

### EXCLUSIVE AGENTS

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### PORTFOLIO WEBSITE

[www.cbremarketplace.com/fedexarvada](http://www.cbremarketplace.com/fedexarvada)

**CBRE**

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Damaged  
ULD  
Staging

AMJ 0341 FX

AYY 300 FX

FedEx  
Express

PROPERTY

# EXECUTIVE SUMMARY



CITY CENTER  
BUSINESS PARK

### THE OFFERING

CBRE, Inc. as the owner's exclusive representative, is pleased to offer to qualified investors the opportunity to acquire **City Center Business Park located at 6531 W. 56th Avenue** ("Property"), a 44,000 square foot facility located in the highly sought after West Denver Industrial submarket in Arvada, CO. The Property is 100% leased to seven tenants with **FedEx, the world's largest express transportation company, occupying 82.6% of the space since the building was built.** The Property has served as the regional distribution facility for FedEx since construction completion given the Property's convenient access to all of Metro Denver and ample drive-in loading. This represents an opportunity to purchase a well maintained industrial/flex asset strategically occupied by a high credit tenant.

### High Credit Tenant

FedEx, the world's largest express transportation company, has occupied the building as its regional distribution facility since the construction completion in 1984. The Fortune 500 company currently occupies 82.6% of the Property. The Property is improved to be a highly functional facility for this use. With annual revenues exceeding \$45 billion and strong operational history, FedEx is a respected company throughout the world. The company has an investment grade S&P rating of BBB.

### Asset Functionality & Flexibility

6531 W 56th is a well maintained, multi-tenant facility located in the West industrial submarket. This project is in quality condition with easy access to all of West Denver via it's convenient location next to Wadsworth Blvd and I-76 (Ideal for current tenant, FedEx). It contains six total drive in doors, an ideal office/warehouse mix, and a new roof covering completed in December 2012 with a 12 year warranty for material and labor.

The Property is highly divisible and able to attract a wide range of tenants.

### Long Standing FedEx Facility

FedEx has occupied the vast majority of the facility since it was built. The West Denver submarket is highly constrained and has minimal land for redevelopment. Therefore, a relocation of FedEx is highly unlikely.

### Supply Demand Imbalance

For the 20th consecutive quarter, the Denver industrial market recorded positive net absorption, posting a 4.6% direct vacancy rate. Specifically, the West Denver submarket recorded 4.1% direct vacancy. Denver is the 6th fastest growing city in the country with a population that has grown 8.2% in the past three years. Alongside population growth, employment has increased 11% since 2010 and is up 3% over the past year. A strengthening local economy continues to drive demand across the regional market, subsequently limiting the available supply with minimal land available for new construction.

### Discount to Replacement Cost

The Property is expected to sell at a discount to replacement cost, a significant advantage compared to other investment opportunities. The per square foot basis will allow investors to be extremely competitive with other owners in this supply constrained market.

OBLIQUE AERIAL



**THE OFFERING**

On behalf of the Seller, CBRE, the exclusive agent for this offering, is pleased to offer for sale to qualified principals a 100% fee-simple interest in City Center Business Park. Buyers should base their offers on an “as is and where is” condition of the property.

**INVESTMENT SUMMARY**

Total SF:	44,000 SF
# of Tenants:	7
Current Occupancy:	100%
Year 1 NOI:	\$319,520
Price:	\$4,700,000 (\$106.82/SF)

**TRANSACTION TIMETABLE & PROCEDURE**

CBRE is exclusively marketing City Center Business Park to a select group of qualified investors. The prospective investor will be selected by the Seller in consultation with CBRE.

Interested investors should submit to CBRE a detailed Letter of Intent which, at a minimum, should include: (a) total proceeds; (b) a description of the approval process; (c) due diligence and closing timing; (d) amount of earnest money, including the amount that is non-refundable and (e) source of funds for the acquisition. The Seller and CBRE will select certain investors, based on information submitted, to participate in the interview process.

A detailed rent roll, expiration schedule, cash flow assumptions/projections and other financial information are contained in the Financial Information section of the Offering Memorandum(s), which will be available upon execution of the Confidentiality Agreement or by contacting Dustyn Connelley at [dustyn.connelley@cbre.com](mailto:dustyn.connelley@cbre.com).

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