



# **CONGRUEX** IOS Facility

8200 E 84th Ave, Commerce City, CO

**KENAI**

CAPITAL ADVISORS

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# EXECUTIVE SUMMARY

Kenai Capital Advisors (“Kenai”) acting as exclusive advisors for the Sellers, is pleased to present the opportunity to acquire 8200 E. 84th Avenue, a newly delivered, mission-critical Industrial Outdoor Storage (IOS) asset located in Commerce City, Colorado. The property consists of a **9,221-square-foot industrial service building on 4.75 acres**, fully leased to Congruex LLC, a nationally ranked digital infrastructure contractor, under a five-year net lease with minimal landlord responsibilities. Completed in 2025, the facility features 20-foot clear height, three oversized drive-in doors, 400-amp power, and an expansive, fully fenced yard surfaced with permeable aggregate. With a low 0.043 FAR and high IOS functionality, the asset is purpose-built for contractors’ storage, maintenance and related operations.

Congruex operates more than 40 offices nationwide and was recently ranked #4 in Telecommunications, #6 in Utilities, and #58 overall on ENR’s (Engineering News-Record) 2024 list of top specialty contractors. The company generates an estimated \$732.9 million in revenue and maintains a \$1.3 billion project backlog, underscoring its operational scale and lease durability. Strategically located less than five minutes from E-470 and I-76, the site offers exceptional access to Denver’s labor pool and industrial core. With by right industrial outdoor storage zoning in place and new entitlements increasingly scarce, 8200 E. 84th Avenue offers investors the rare opportunity to acquire a Class A IOS facility in a supply-constrained, high-growth market with in-place income from a critical infrastructure tenant.

## ASSET OVERVIEW

PROPERTY NAME	Congruex IOS Facility
STREET ADDRESS	8200 E 84th Avenue
CITY, STATE, ZIP CODE	Commerce City, Colorado 80022
TYPE	Industrial Outdoor Storage
NUMBER OF BUILDINGS	1
YEAR BUILT / RENOVATED	2025
TOTAL RENTABLE AREA	9,221 sf
TOTAL LAND ACRE	4.75 acres
OCCUPANCY	100.0%
TENANCY	Single



# INVESTMENT HIGHLIGHTS

## MISSION CRITICAL IOS FACILITY FOR NATIONAL INFRASTRUCTURE CONTRACTOR

**8200 E. 84th Avenue** is 100% leased to Congruex, a national digital infrastructure contractor specializing in broadband network construction and maintenance. This location serves as a critical service hub supporting regional telecom deployments across the Denver metropolitan area. Congruex operates under a five-year lease and currently uses the facility for fleet storage, materials staging, and crew mobilization, all of which are essential to their field operations. Their commitment to this property reflects a strategic alignment with Congruex's infrastructure-heavy business model, which depends on ample yard space and direct regional access. As a result, this facility plays an indispensable role in Congruex's Western U.S. operations and provides highly reliable income for ownership.



**CONGRUEX**

IOS Facility

9,221 SF ON 4.75 ACRES

# INVESTMENT HIGHLIGHTS

## NEWLY CONSTRUCTED INDUSTRIAL SERVICE FACILITY | DELIVERED 2025

Completed in 2025, the building comprises approximately 9,221 square feet of steel-framed warehouse and shop space. It includes 20-foot clear heights, three oversized 16-foot by 14-foot drive-in doors, 400 amps of three-phase power, and a wet sprinkler system throughout. These specifications provide an efficient and adaptable environment for light industrial users, particularly those operating fleets, equipment, or storage-intensive businesses. The building's layout and systems are purpose-built for IOS users, with durable concrete slab flooring, overhead service access, and utility infrastructure suitable for both indoor and outdoor operations. Investors benefit from a zero-deferred-maintenance profile and no near-term capital needs.



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# INVESTMENT HIGHLIGHTS

## 5 YEAR NNN LEASE WITH MINIMAL LANDLORD OBLIGATIONS

The property benefits from a new five-year net lease with Congruex, structured to minimize landlord involvement. The tenant is responsible for taxes, insurance, and maintenance, offering predictable cash flow with limited management burden. The lease reflects market rent levels for industrial outdoor storage in Commerce City, one of Denver's most active IOS submarkets. With Congruex's operational reliance on the site, the tenant's investment in improvements and facility customization further reduces turnover risk. This lease structure provides stable yield and downside protection in a high-demand asset class, especially given the tenant's connection to investment-grade projects.



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# INVESTMENT HIGHLIGHTS

## EXCEPTIONAL ACCESS & FUNCTIONALITY IN HIGH DEMAND SUBMARKET

Set on 4.75 acres, the property features a 0.043 floor-area-ratio, providing an expansive fenced and secure yard suitable for material storage, trailer parking, or outdoor staging. The yard is surfaced with permeable aggregate and includes 18 striped paved vehicle parking spaces, ensuring both operational flexibility and code compliance. The site has direct access to Highway 2 and is less than five minutes from E-470 and I-76, providing efficient east-west and north-south mobility for service vehicles and delivery routes. The combination of building utility, outdoor storage capacity, and multi-directional highway access makes this one of the most functional IOS offerings in the metro area.

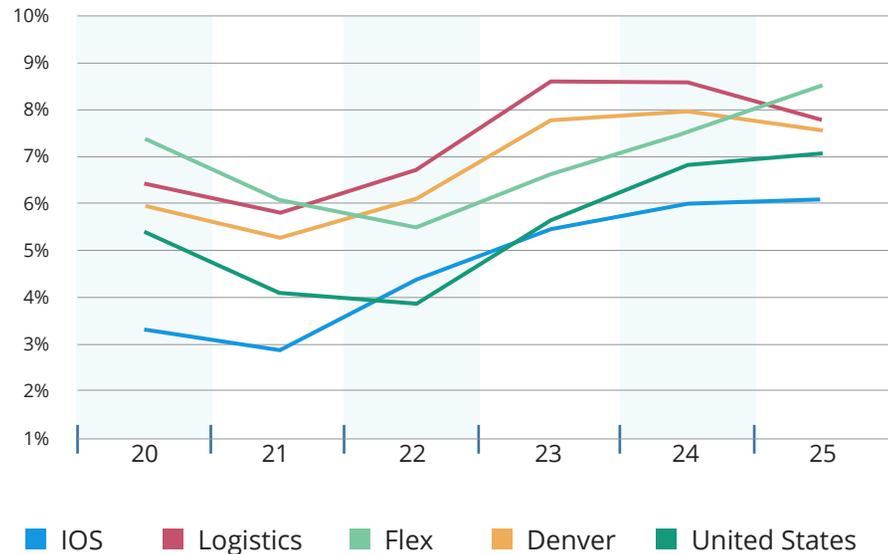


# INVESTMENT HIGHLIGHTS

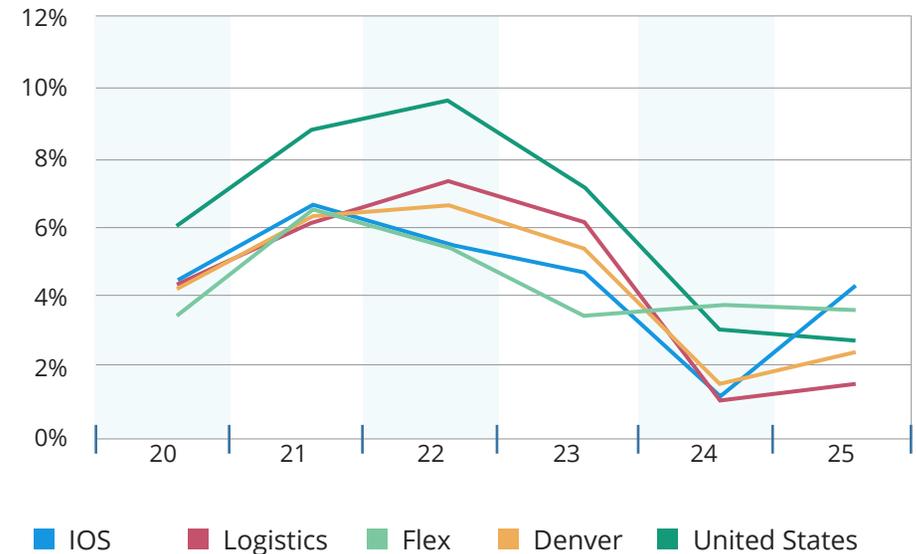
## IRREPLACEABLE IOS SITE IN A HIGH BARRIER TO ENTRY MARKET

Industrial outdoor storage sites are increasingly difficult to entitle across the Denver MSA due to tightening land use regulations and rising development costs. Commerce City remains one of the few jurisdictions actively supporting contractor yards and equipment storage uses, making it a highly sought-after submarket for IOS users. The property's zoning, infrastructure, and completed vertical improvements make it virtually irreplaceable. With many IOS operators priced out of new development or blocked by permitting challenges, this asset is poised to benefit from long-term user demand, sustained rent growth, and durable exit value.

## VACANCY RATE



## MARKET ASKING RENT GROWTH (YOY)



Source: CoStar

Source: CoStar



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# Property Overview

📍 8200 E 84th Ave,  
Commerce City, CO

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# PROPERTY OVERVIEW

## SITE DATA

PROPERTY NAME	Congruex IOS Facility
STREET ADDRESS	8200 E 84th Avenue
CITY, STATE	Commerce City, Colorado 80022
PARCEL INFORMATION NUMBER (PIN)	172128400002
TOTAL LOT SIZE	4.75
TOPOGRAPHY AND DRAINAGE	Level
FLOOD PLAIN DESIGNATION	Zone X
PARKING SPACES	18
PARKING RATIO	2.0 spaces per 1,000 sf (18 Spaces)
ZONING	PUD (Planned Unit Development)
LANDSCAPING	New Trees, Irrigated Landscaping, Native Areas, and Turf Beds,



# PROPERTY OVERVIEW

## CONSTRUCTION DATA

BASIC CONSTRUCTION	Pre-engineered metal building with clear span maintenance space and interior 2 story office
FOUNDATION	Reinforced concrete slab-on-grade supported by cast-in-place concrete footings
FLOOR STRUCTURES	Concrete slab in maintenance area; steel framing with concrete filled metal deck for second-floor office
EXTERIOR WALLS	Insulated metal panels with combination masonry wainscot for durability and aesthetics
ROOF TYPE	Standing seam metal roof with insulation

## INTERIOR FINISHES

FLOOR COVERINGS	Sealed concrete in maintenance area; carpet and vinyl tile in office areas
INTERIOR	Metal liner panels in maintenance area; gypsum board partitions in office and painted and/or vinyl wall coverings
CEILINGS	Drop acoustic ceiling tiles in the office and open ceiling in the maintenance area
LIGHTING	High-bay LED fixtures in maintenance area; recessed LED and fluorescent fixtures in office areas

## MECHANICAL DETAIL

HVAC	Suspended radiant gas-fired heaters and ventilation fans in maintenance area; packaged ground hvac units with ducted distribution for office area
ELECTRICAL	400 A, 3-phase 240 volt electrical service
PLUMBING	Industrial grade plumbing, standard restrooms and breakroom facilities in office
FIRE PROTECTION	Wet-pipe sprinkler system with fire extinguishers throughout.

# PROPERTY OVERVIEW

## MUNICIPAL DETAILS

UTILITIES	Connected to municipal water, sewer, electricity and natural gas services. 1" tap dedicated to the building.
ZONING	PUD (Planned United Development Commerce City Zoning) - Varying Uses with Outdoor Storage Requirements

## SPECIFIC BUILDING DETAILS

DRIVE-IN DOORS	(3) Drive-In Doors - 16' x 14' (HxW) Equipment Bays
CLEAR HEIGHT	Maintenance Area 20' Clear Height



# IMMEDIATE AREA





# Congruex IOS Facility

8200 E 84th Ave, Commerce City, CO

## CAPITAL MARKETS

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