



INVESTMENT BROCHURE

# 3939 KEARNEY STREET

Denver, Colorado 80207

10-Year NNN Lease | Single Tenant Industrial Headquarters

**CONTACT BROKER FOR PRICING**

**45,583 SF**

Building Size

**2.31 AC**

Site Area

**Confidential**

Year 1 NOI

**~3%**

Annual Escalations

**3/31/2036**

Lease Expiration

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### 10-Year NNN Lease

100% leased through 3/31/2036 with ~3% annual escalations, no termination options, zero near-term CapEx.

### Institutionally Capitalized Business

Service Logic platform (\$2.2B+ revenue) acquired by Bain and Mubadala in a \$3.1B transaction, December 2025.

### \$3.9M Capital Commitment

\$2.4M landlord TI + \$1.5M tenant self-investment + 20-year roof warranty.

### Irreplaceable Infill Denver

Park Hill / NE Denver. Minutes to I-70, I-25, I-76. 5.3 mi to Downtown. Below replacement cost.

## PROPERTY OVERVIEW

# 3939 Kearney Street | Denver, CO 80207



Aerial — Tolin Mechanical HQ | 45,583 SF on 2.31 Acres

## PROPERTY INFORMATION

Property Name	<b>Tolin Mechanical HQ</b>
Address	<b>3939 Kearney Street</b>
City / State	<b>Denver, Colorado 80207</b>
Asset Type	<b>Industrial Headquarters</b>
Year Built	<b>1959 (Fully Renovated 2023 &amp; 2026)</b>
Total RBA	<b>45,583 SF</b>
Total Land	<b>2.31 Acres</b>

## BUILDING SPECIFICATIONS

Fenced Yard	<b>0.61 Acres Secured</b>
Zoning	<b>I-A (Denver County)</b>
Power	<b>800A, 3-Phase, 480V (New 2023)</b>
Clear Height	<b>12 ft. (Maintenance Area)</b>
Dock-High Doors	<b>(10) — (9) 8'x6' + (1) 12'x12'</b>
Drive-In Doors	<b>(2) — 10'x12'</b>
Parking	<b>57 Spaces (1.25/1,000 SF)</b>

## TENANT OVERVIEW

# Tolin Mechanical Systems Company, LLC



# 1948

Founded in Denver

# 1,500+

Active Clients

# 45M SF

Managed Space

## INSTITUTIONAL BACKING

Bain Capital & Mubadala Investment Company acquired Service Logic — Tolin's parent platform — in a \$3.1B transaction in December 2025. Service Logic generates \$2.2B+ in annual revenue across 140+ locations nationally.

## ABOUT TOLIN MECHANICAL

Tolin Mechanical has served the Denver market continuously since 1948, building a 75-year operating history anchored by deep client relationships across Colorado's commercial, institutional, and government sectors. The company employs 250+ associates and serves clients across eight locations spanning Colorado, Arizona, Wyoming, and the Washington D.C. metro area.

## CORPORATE HEADQUARTERS

3939 Kearney Street — Primary Operating Base

# 250+

Employees

# 8

Locations

# \$2.2B+

Platform Revenue

## LEASE INFORMATION

Tenant	Tolin Mechanical Systems Co., LLC
Lease Commencement	Confidential — see CA
Lease Expiration	March 31, 2036
Lease Term	10 Years NNN
Annual Escalations	~3% / Year
Year 1 NOI	Confidential — see CA
Termination Options	None
Renewal Options	Confidential — see CA
Landlord Obligations	None (NNN)

## Lease Details Are Confidential

Full rent schedule and financials available upon execution of a Confidentiality Agreement

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**5.3 Miles**

to Downtown Denver

**14.6 Miles**

to Denver Int'l Airport

**5 MIN**

I-70 On/Off Ramp

**20 MIN**

I-25 Interchange

LOCATION ADVANTAGES

**Infill Supply Scarcity**

Municipal entitlement restrictions and competing land uses have constrained new industrial supply. Well-located buildings with secured yard trade at a premium to replacement cost.

**Multi-Directional Metro Access**

I-70, I-25, I-76, E-470 and US-36 all within minutes — providing Tolin's teams and field staff access to every major Front Range demand node.

**Below Replacement Cost**

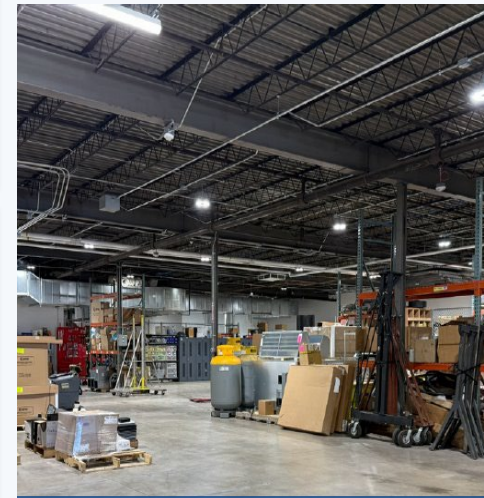
All-in replacement cost estimated at \$324/SF (\$14.8M total). Acquisition at market pricing delivers in-place income and a basis below what can be reproduced today.



Aerial — 45,583 SF on 2.31 Acres



Dedicated Yard Space



Maintenance & Shop — 12 ft. Clear



Office / Training — 2023 Renovation