

7563 Dahlia Street

COMMERCE CITY, CO 80022

Under New Ownership!
Building Renovation & Site
Improvements **Now Complete!**



Now Divisible to Smaller Site Sizes!

Shop with 6.5+ Acres of Yard Space

NEWMARK

For Lease - Contact Brokers for Pricing

Dalfen
INDUSTRIAL

PROPERTY INFORMATION:



SITE SIZE

6.88 acres
Site can be demised to 10,000 SF shop on 4-5 acres, or 2-3 acres of yard space with separate entrances



ZONING

I-2, Unincorporated
Adams County



BUILDING SIZE

10,000 SF Shop Bldg.
w/ 2,000 SF of Office



LOADING

Four (4) Oversized
Drive-In Doors



YARD CONDITION

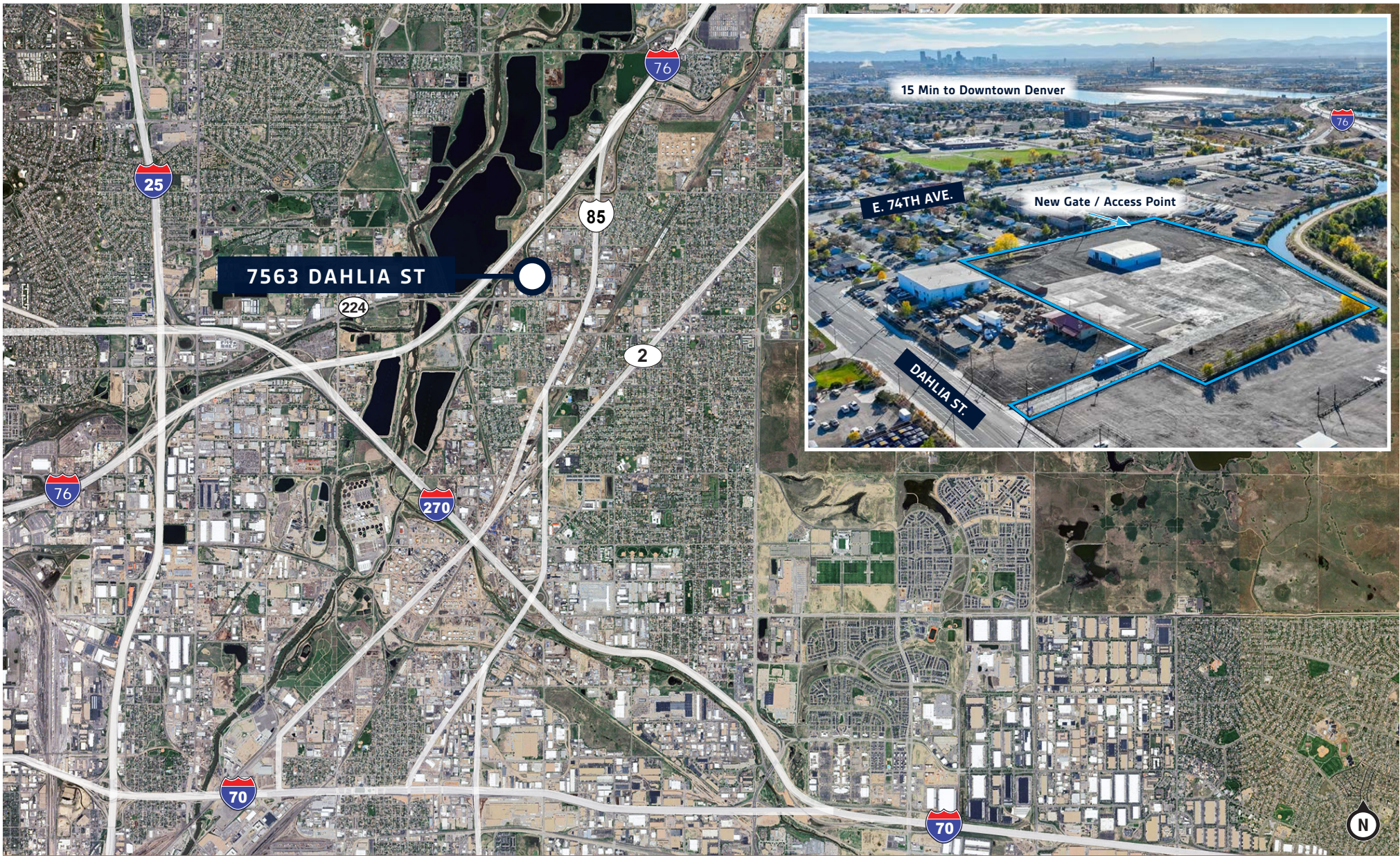
Paved & Road
Base



PROPERTY DETAILS:

- Full property renovation complete including interior and exterior building renovation, surface work, new fencing, yard lighting and more
- Rare shop with large yard zoned for outdoor storage
- Infill location with great access to I-76 and Hwy 85
- Two bay, drive-through shop with oversized doors and floor drains
- Sales tax and operating costs incentives within Unincorporated Adams County
- Fully fenced in and secured site
- 6.5+ acres of usable yard space
- Recent road expansion and improvements to Dahlia St.
- Amenities nearby





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Dalfen
INDUSTRIAL