

INDUSTRIAL / FLEX PROPERTY FOR SALE OR LEASE

2626 8TH AVENUE | GARDEN CITY, CO 80631



SALE PRICE:
\$3,400,000 (\$87/SF)

LEASE RATE:
\$6.00 - 10.00/SF NNN
NNN: \$3.10/SF

TI ALLOWANCE:
Negotiable



**CUSHMAN &
WAKEFIELD**

AVAILABLE NOW


PROPERTY OVERVIEW

2626 8th Avenue offers 3,600 - 15,100 SF industrial/flex space with easy access to both Hwy. 34 & Hwy. 85 providing regional connectivity to Denver and Cheyenne. With 10' - 30' in clear height, both drive-in and dock-high for loading and heavy power, this building offers a multitude of uses and configurations for multi-tenant occupancy. Recent renovations include new paint, lighting and flooring in the office area along with additional updates throughout including LED lighting, restrooms, roof and storefront windows.

- Ability to add more storefront windows, overhead doors, or fenced yard, based on tenants' needs
- Heavy power available for manufacturing or equipment needs


P **PARKING**
17 SPACES (PAVED ON 8TH AVENUE)
14 SPACES (PAVED ON 27TH AVENUE)
GRAVEL PARKING (27TH & 7TH)


 **LOT SIZE**
1.33 ACRES

 **LOADING**
(3) 10' X 10' OHD'S
(2) 8' X 8' OHD'S
(1) 12' X 10' OHD
(2) DOCK-HIGH DOORS

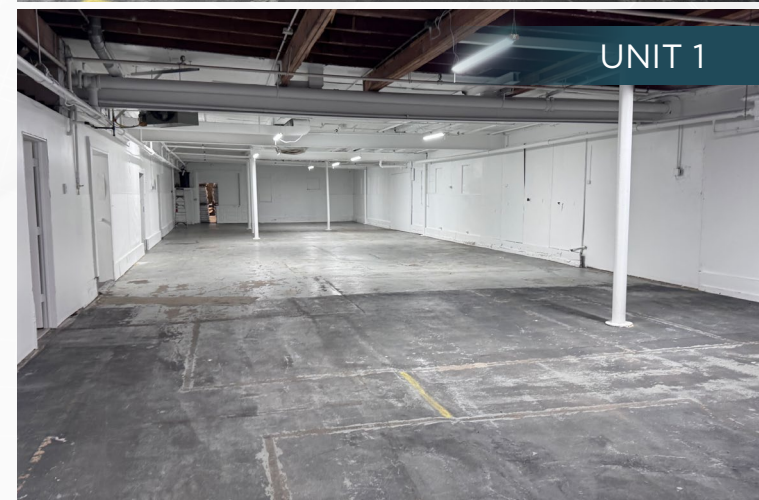
 **ZONING**
COMMERCIAL

 **BUILDING SIZE**
39,069 SF

 **CLEAR HEIGHT**
10' - 30'
(19' - 30' IN 17,000 SF
OF WAREHOUSE)

 **POWER**
3-PHASE, 480V, 1,000 AMP

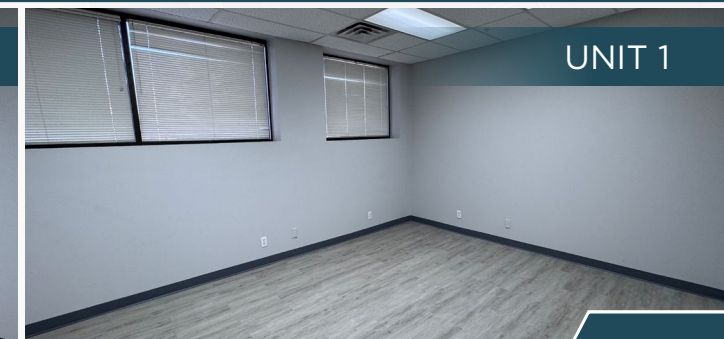
 **TAX INCENTIVES**
COLORADO ENTERPRISE ZONE



 **STORAGE**
OUTDOOR & MEZZANINE

 **RECENTLY**
RENOVATED (2025)

 **SPRINKLERS**
FULLY SPRINKLERED

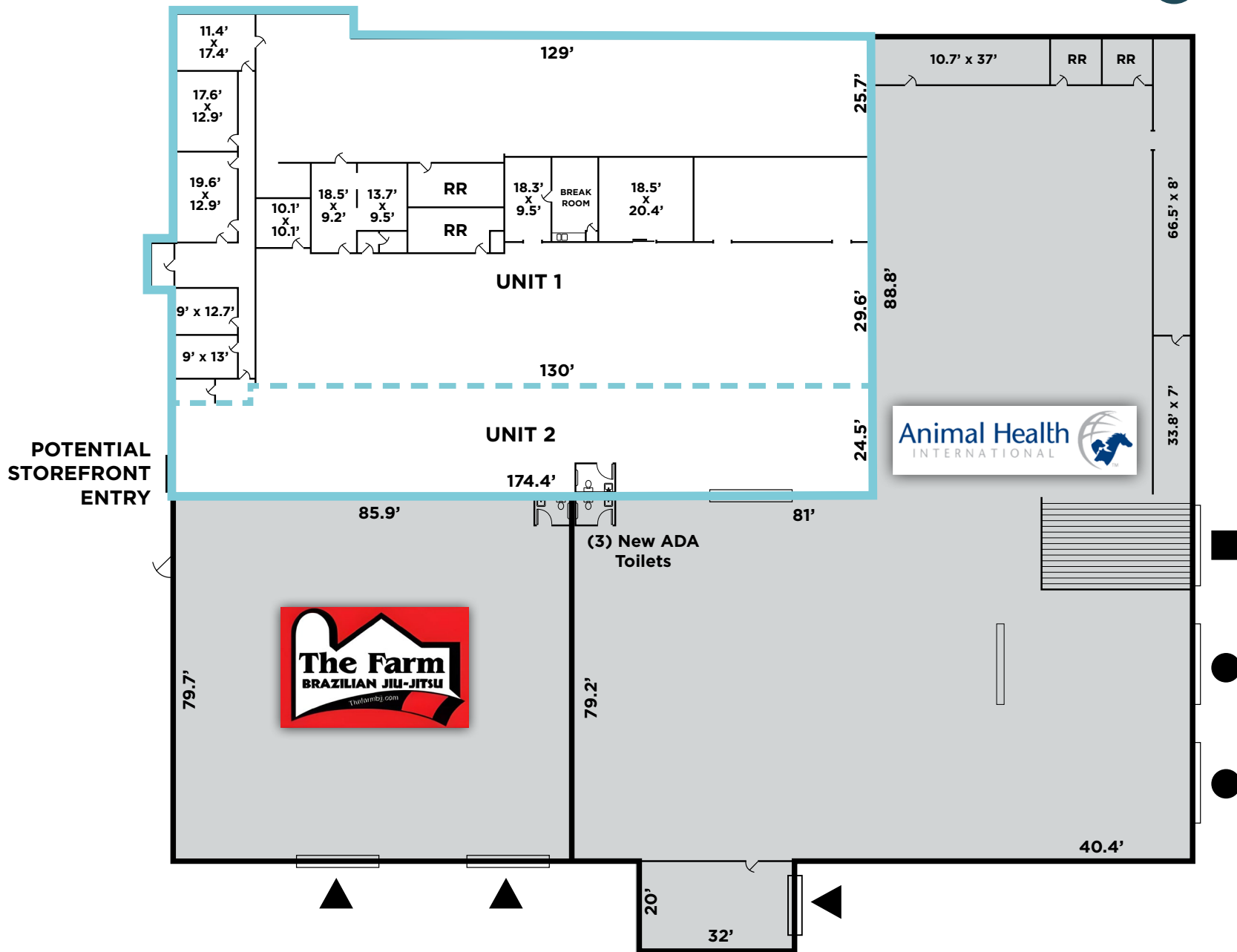


FLOOR PLAN

DIVISIBLE OPTIONS

UNIT 1: ±11,500 SF Office/Flex

UNIT 2: ±3,600 SF Warehouse/Flex



--- Demising Wall



OHD



Dock High OHD



Ramped OHD



2626 8TH AVENUE, GARDEN CITY, CO 80631

TRAFFIC COUNTS		CDOT, 2024
		VPD
Highway 34		38,168
8th Avenue		13,025
Business 85		12,541
Highway 85		26,918

DEMOGRAPHICS		CoStar, 2025		
		1 Mile	3 Miles	5 Miles
2024 Population		17,368	90,491	137,060
Annual Growth (2024-2029)		3.3%	3.5%	3.5%
2024 Households (HH)		5,543	31,620	48,488
Avg. Household Income		\$59,602	\$68,594	\$77,475
Daytime Population		6,492	34,404	52,643

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