

# 8651 Grant St.

Thornton, CO 80229

## COMMERCIAL/RETAIL/ FLEX OPPORTUNITY FOR SALE AND LEASE

16,751 SF

Excellent access to major Denver metro transportation corridors, including I-25, I-76, and Highway 36



High-clearance warehouse with 27' clear heights, supporting racking and vertical storage



1.06-acre site with potential for maneuverability and operational flexibility



**T.J. Smith, SIOR**  
Principal  
+1 303 283 4576  
tj.smith@colliers.com

**Matthew Marcus**  
Senior Broker  
+1 205 936 4861  
matthew.marcus@colliers.com

**Kristjan Danis**  
Senior Broker  
+1 303 888 4476  
kristjan.danis@colliers.com

**Alexandra Novo**  
Transaction Manager  
+1 305 215 2657  
alexandra.novo@colliers.com



Strategically located in Thornton, 8651 Grant St offers excellent access to major Denver metro transportation corridors, including I-25, I-76, and Highway 36. The property provides efficient connectivity to downtown Denver, Boulder, and the greater Front Range, making it well positioned for regional distribution and last-mile operations. The building features 27' clear heights and two dock-high loading doors, supporting efficient logistics and operations. The functional layout makes the property well-suited for warehouse, distribution, or light manufacturing users requiring vertical storage in a well-located industrial submarket.

FOR SALE: **\$2,950,000**  
 FOR LEASE: **\$15.00 PSF + NNN**

## PROPERTY DETAILS



Zoning:  
PD



Loading:  
2 Dock Highs



Building Size:  
16,751 SF



Clear Height:  
27'



Site Size:  
1.06 AC



YOC:  
2002

# 8651 Grant St.

Thornton, CO 80229

Two story showroom/  
office space

Highway visibility with  
distinct identity



Park 88 Apts.  
322 Units

Avens Point  
320 Units

CARPET EXCHANGE  
Your floor store.

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171,533 VPD  
(2026)

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+1 305 215 2657  
alexandra.novo@colliers.com



4643 S. Ulster Street, Ste. 1000  
Denver, CO 80237

+1 303 745 5800  
colliers.com/denver

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