



VIVID

PHASE II

INDUSTRIAL / FLEX • DAcono, CO



720-271-8957

COMMERCIAL CONDOS
FOR SALE + LEASE

FOR SALE OR FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

kinseycre.com

INVESTMENT ADVISORS

JASON F. KINSEY

Managing Partner

720.280.5757

jason@kinseycre.com

BRADY KINSEY

Partner

303.847.1295

brady@kinseycre.com



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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

VIVID II
WORKSHOPS

EXECUTIVE SUMMARY



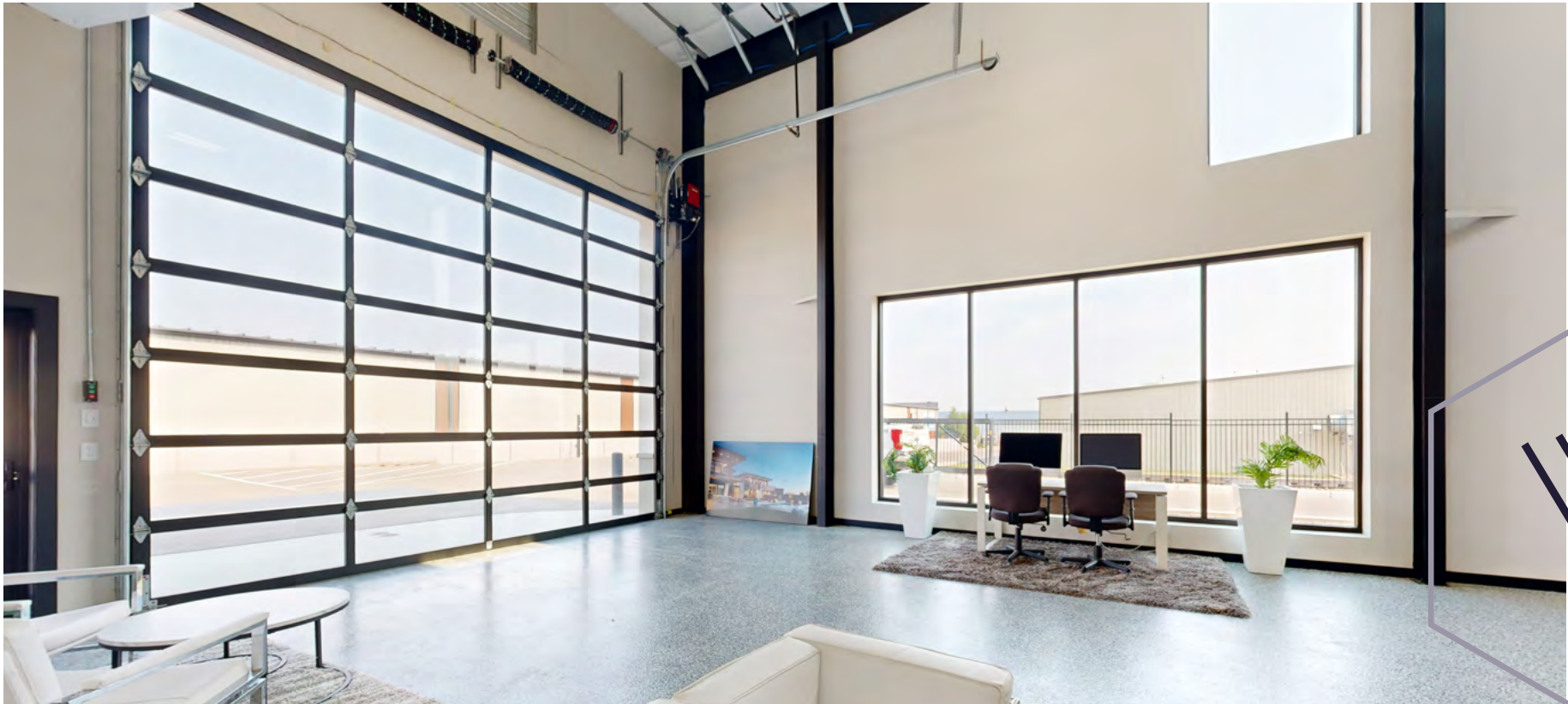
Kinsey & Company Commercial Real Estate is pleased to present VIVID II, a brand-new, gated industrial and flex condominium project located at 168 Miller Drive in Dacono, Colorado. The building offers 10 units ranging from 1,395 to 2,042 square feet, available individually or combined for larger footprints, with each unit delivered ready for your business. Standard features include a 16-foot by 14-foot glass overhead door, front glass storefront entry, kitchenette, ADA restroom, and a finished mezzanine, all within a secure gated site featuring 20-foot clear height, epoxy floors, and a parking ratio of 3 per 1,000 square feet. I-1 zoning supports a wide range of light industrial, flex, and service users.

VIVID II sits directly off the I-25 corridor at the Highway 52 interchange, Colorado's primary north-south transportation route, with direct access to Colorado Boulevard and efficient connectivity to Longmont, Boulder, Fort Collins, and the broader Front Range. Units are offered for sale or for lease, with short-term leasing options available. That flexibility makes the project a fit for owner-users building equity, investors seeking stabilized income, and tenants who want a finished, move-in-ready space without the construction wait.

The property is positioned in one of the Front Range's fastest-growing submarkets, supported by a regional labor pool exceeding 120,000 workers within ten miles across manufacturing, biosciences, aerospace, research and development, and energy. Sustained residential growth throughout the Carbon Valley continues to drive demand from the contractors, trades, and small businesses that occupy this product type, and units at VIVID II are already converting to closed sales and signed leases. With its modern construction, functional dimensions, and proven absorption, VIVID II represents a compelling opportunity for users and investors seeking long-term value in a high-growth market.



HIGHLIGHTS



- Brand new industrial / flex condo units with secure gated entry and 20-foot clear height
- 10 units from 1,395 to 2,042 SF, available individually or combined for larger footprints
- Each unit includes a 16' x 14' glass overhead door, front glass entry, kitchenette, ADA restroom, and a finished mezzanine
- Epoxy floors and modern, high-image finishes throughout
- Parking ratio of 3 per 1,000 SF
- I-1 zoning supporting a wide range of light industrial, flex, and service uses
- Offered for sale or for lease, with short-term leasing options available
- Direct access to Highway 52 and Colorado Boulevard, minutes from I-25



PROPERTY OVERVIEW

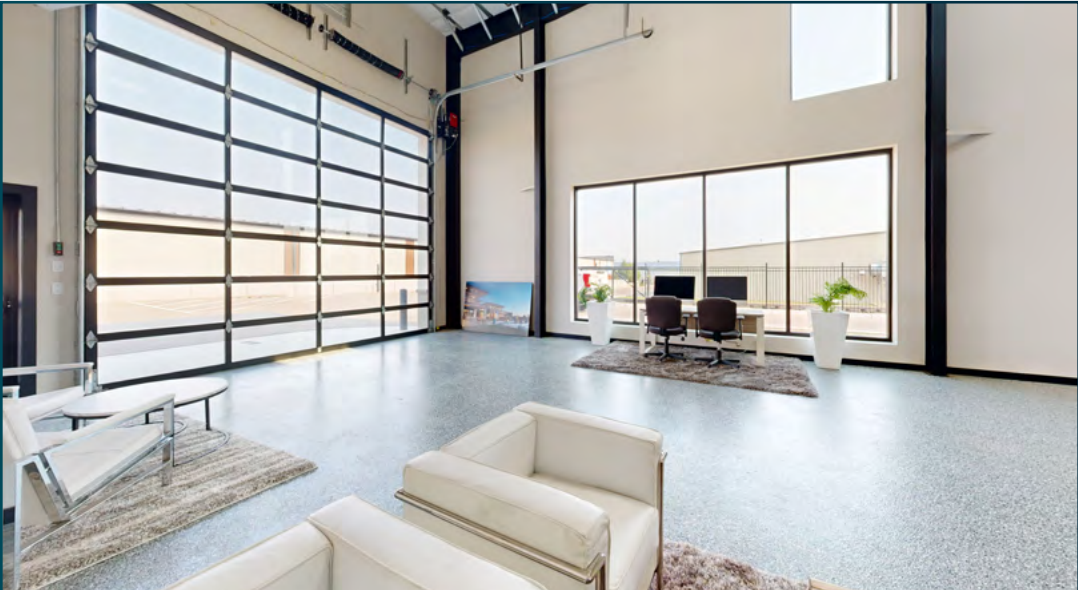
PROPERTY OVERVIEW



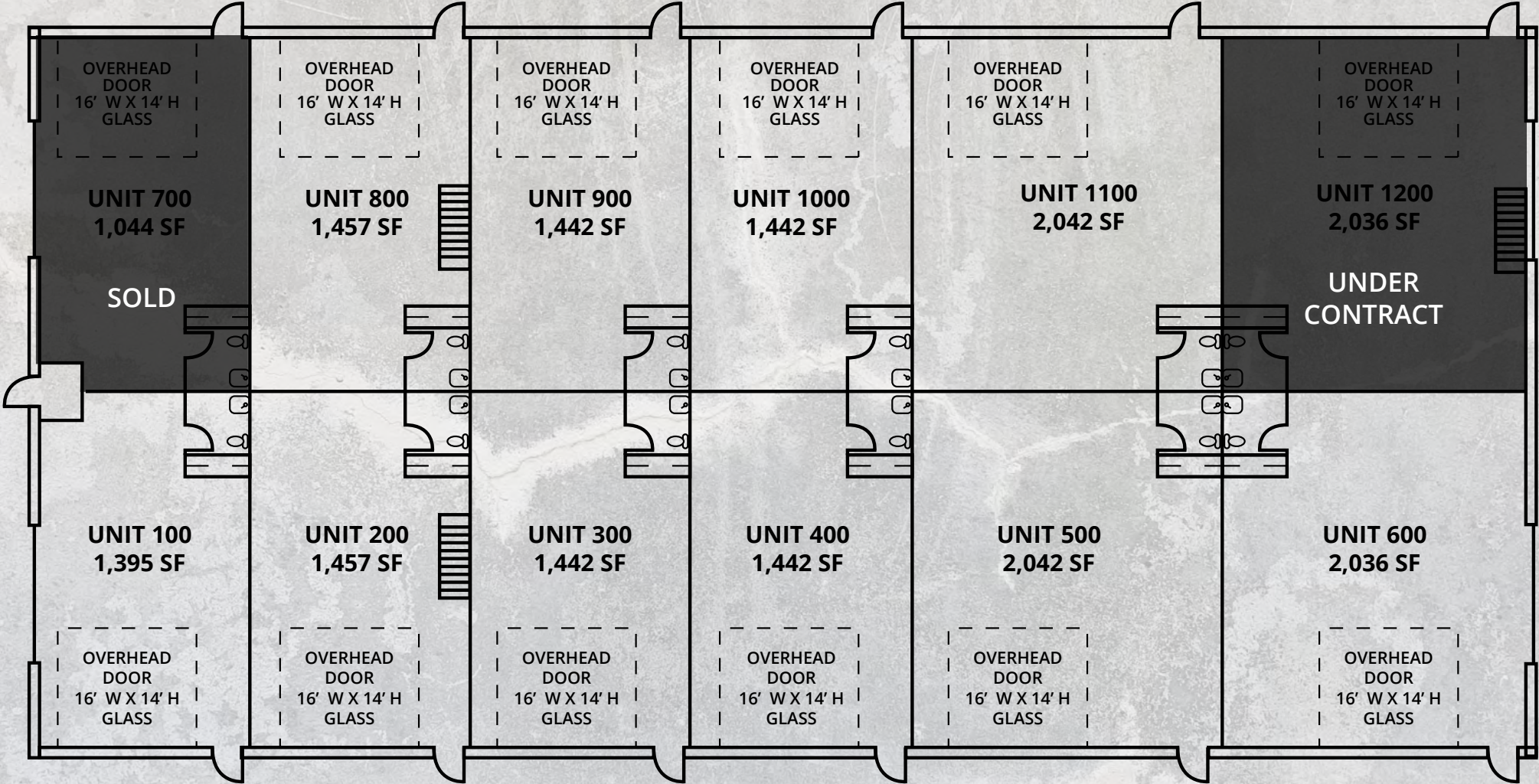
Street Address	168 Miller Dr
City	Dacono
State	Colorado
ZIP	80514
Total Square Footage	19,628
Land Size	1.77 Acres
Building Type	Industrial / Flex / Condo
Number of Units	12
Units For Sale	10
Year Built	2026
County	Weld
Parking Ratio	3 : 1,000 SF



PROPERTY PHOTOS



SITE PLAN



PRICING

Units at VIVID II are priced from \$576,800 to \$865,300, or \$400 to \$425 per square foot. Interior units are \$400 per square foot and end units are \$425. Every price includes the finished mezzanine, glass storefront entry, glass overhead door, kitchenette, ADA restroom, and epoxy floors. Adjacent units can be purchased together for a larger footprint, up to 4,078 square feet across two units.

Units are available for lease as well as for sale, including short-term options for businesses not ready to buy. Lease rates are quoted by unit and by term. Call for current availability.

Financing scenarios are already built for buyers at VIVID II, including SBA and conventional owner-occupied programs. Ask for a scenario on any unit listed below and you will receive an estimated down payment, interest rate, and monthly payment prepared by one of our lending partners. All figures are estimates for planning purposes and are subject to lender approval and underwriting.

Unit	Main Level SF	Mezzanine SF	Total SF	Price	Price / SF
Unit 100	1,044	351	1,395	\$592,875	\$425
Unit 200	1,092	365	1,457	\$582,800	\$400
Unit 300	1,078	364	1,442	\$576,800	\$400
Unit 400	1,078	364	1,442	\$576,800	\$400
Unit 500	1,542	500	2,042	\$816,800	\$400
Unit 600	1,536	500	2,036	\$865,300	\$425
Unit 800	1,092	365	1,457	\$582,800	\$400
Unit 900	1,078	364	1,442	\$576,800	\$400
Unit 1000	1,078	364	1,442	\$576,800	\$400
Unit 1100	1,542	500	2,042	\$816,800	\$400

CONTACT US FOR YOUR TOUR TODAY!

Ownership replaces a rising rent obligation with a fixed monthly payment and builds equity in space your business already occupies. Ask your CPA how depreciation and interest treatment apply to your situation.

**CLICK TO ACCESS
THE VIRTUAL TOUR**





AREA OVERVIEW

VIVID II
WORKSHOPS



DACONO OVERVIEW

Positioned along Colorado's rapidly growing Front Range, Dacono offers a compelling balance of accessibility, growth, and opportunity. Strategically located in the heart of the Carbon Valley between Denver and Fort Collins, the city sits directly along the I-25 corridor at the Highway 52 interchange, providing businesses with the advantages of a prime transportation route while maintaining a business-friendly environment and competitive operating costs. Companies in Dacono benefit from proximity to a deep regional labor pool, strong infrastructure, and a collaborative climate that supports both established enterprises and emerging businesses. Dacono's location and momentum make it an increasingly attractive destination for commercial and professional users seeking long-term growth.

Households in Dacono are characterized by strong income levels and purchasing power, supported by a rapidly growing population of professionals and families. Consumer spending is concentrated in core categories including housing, transportation, food and beverages, healthcare, and utilities, reflecting a stable and expanding residential base. These fundamentals contribute to a resilient local economy and support sustained demand for commercial and professional real estate.

DACONO

COLORADO | UNITED STATES

40.0604° N / -104.9482° E

INCENTIVES

WELD COUNTY ENTERPRISE ZONE

State income tax credits for qualifying businesses located inside the zone.

Credits apply against Colorado income tax liability. There is no minimum investment and no job creation threshold. A two-person shop buying a \$60,000 machine earns the same 3% as a fifty-person plant. Businesses must precertify with the state each year before the qualifying activity takes place. Precertification is not retroactive, so start the conversation before you close.

TAX STRUCTURE

- Colorado state sales tax 2.9%
- City of Dacono sales tax 3.0%
- Weld County sales tax 0.0%
- Combined 5.9%
- Dacono assesses no occupational tax.

WORKFORCE TRAINING

- Skill Advance Colorado reimburses customized training for both new hires and existing staff. Businesses with 25 or fewer employees qualify for the enhanced small-business tier at up to \$3,800 per employee per year. The program is administered jointly by the Colorado Office of Economic Development and International Trade and the Colorado Community College System, and applications open annually in July.

Credit

Amount

Equipment investment	3% of eligible purchases
Commercial vehicles	1.5% of eligible purchases
New employee	\$1,100 per eligible hire
Employee health coverage	\$1,000 additional/hire, first 2 years
Job training	12% of qualified training expense
Research and development	3% of increased expenditure

CITY OF DACONO

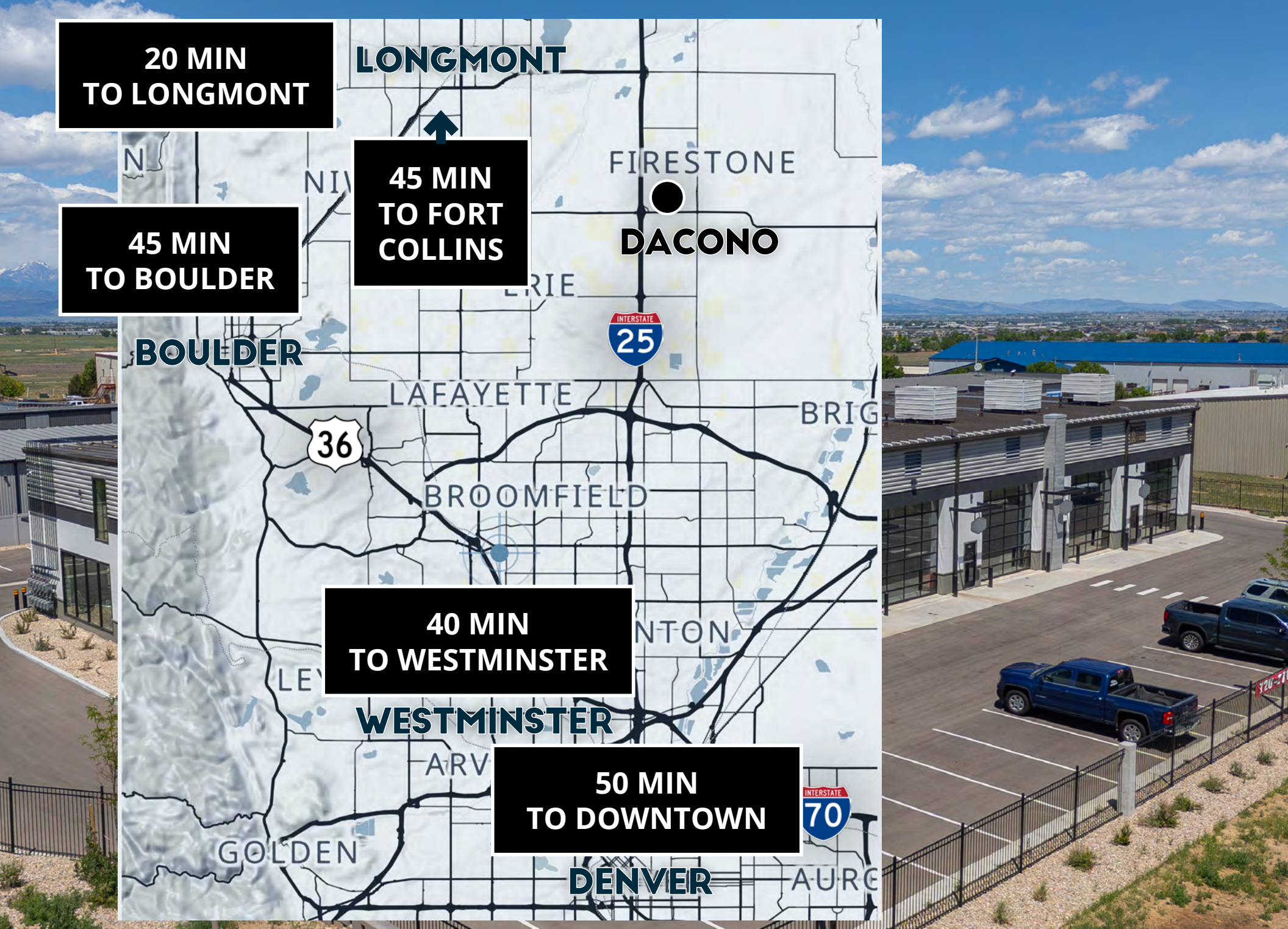
- The City maintains an Economic Development and Business Assistance Policy providing support to qualifying employers, including sales tax rebates and fee relief. Awards are discretionary and reviewed by City Council case by case.



VIVID

PHASE II

INDUSTRIAL / FLEX · DACONO, CO



**20 MIN
TO LONGMONT**

LONGMONT

**45 MIN
TO FORT
COLLINS**

FIRESTONE

DACONO

**45 MIN
TO BOULDER**

BOULDER

36

LAFAYETTE

BRIG

BROOMFIELD

**40 MIN
TO WESTMINSTER**

NTON

WESTMINSTER

ARV

**50 MIN
TO DOWNTOWN**

**INTERSTATE
70**

GOLDEN

DENVER

AURG



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www.kinseycre.com

Jason F. Kinsey

Managing Partner

720.280.5757

jason@kinseycre.com

Brady Kinsey

Partner

303.847.1295

brady@kinseycre.com

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