

Lakewood Industrial Buildings for Sale

8035-8055 W. Colfax Ave., Lakewood, CO 80214



www.FullerRE.com

Drone
Video



FOR SALE: \$1,150,000

PROPERTY OVERVIEW

8055 W Colfax Ave:

6,200 SF

14' Clear Height

12' x 12' Drive-in Door

8035 W Colfax Ave:

3,248 SF

10' Clear Height

10' x 10' Drive-Door

PROPERTY HIGHLIGHTS

- New TPO roof 2023
- Cooler 23' x 19'
- Freezer 10' x 8'
- Open warehouse space
- Low price per square foot
- Separate parcels
- 9,448 total SF
- Zoning is M-G-S Lakewood

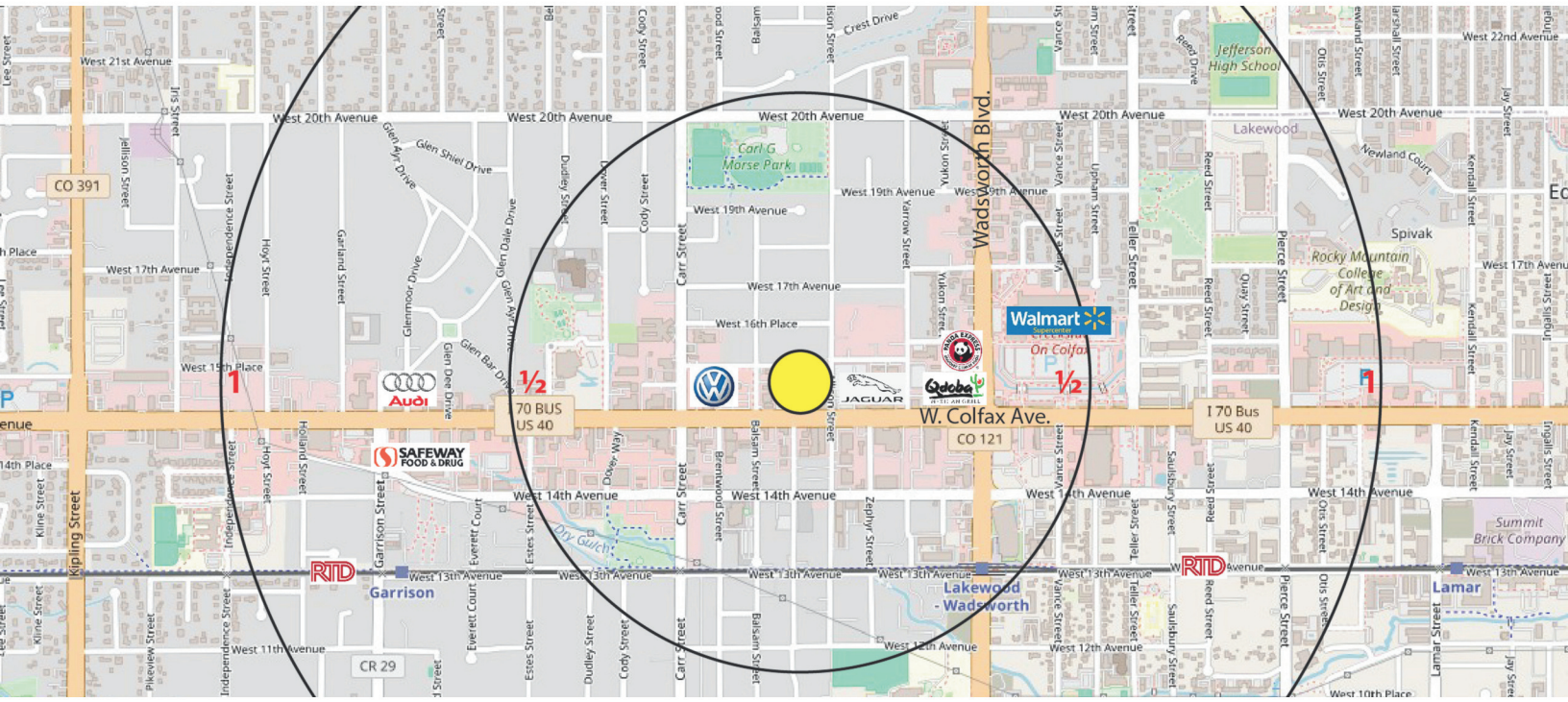
Fuller Real Estate
(303) 534-4822



Brokerage Disclosure
to Buyer

M-G-S Zoning
Summary

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	15,482	135,985	381,437
Households	6,935	59,612	166,031
Median HH Income	\$68,542	\$82,919	\$91,646
Median Age	40.00	39.20	38.30
Traffic	26,512 vpd - W. Colfax Ave. at Ammons St. (2025)		

Source: CoStar 2026

