

# 7563 Dahlia Street

COMMERCE CITY, CO 80022



Shop with 6.5+ Acres of Yard Space

**NEWMARK**

**For Lease - Contact Brokers for Pricing**

**Dalfen**  
INDUSTRIAL



## PROPERTY INFORMATION:



**SITE SIZE**

6.88 acres



**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**

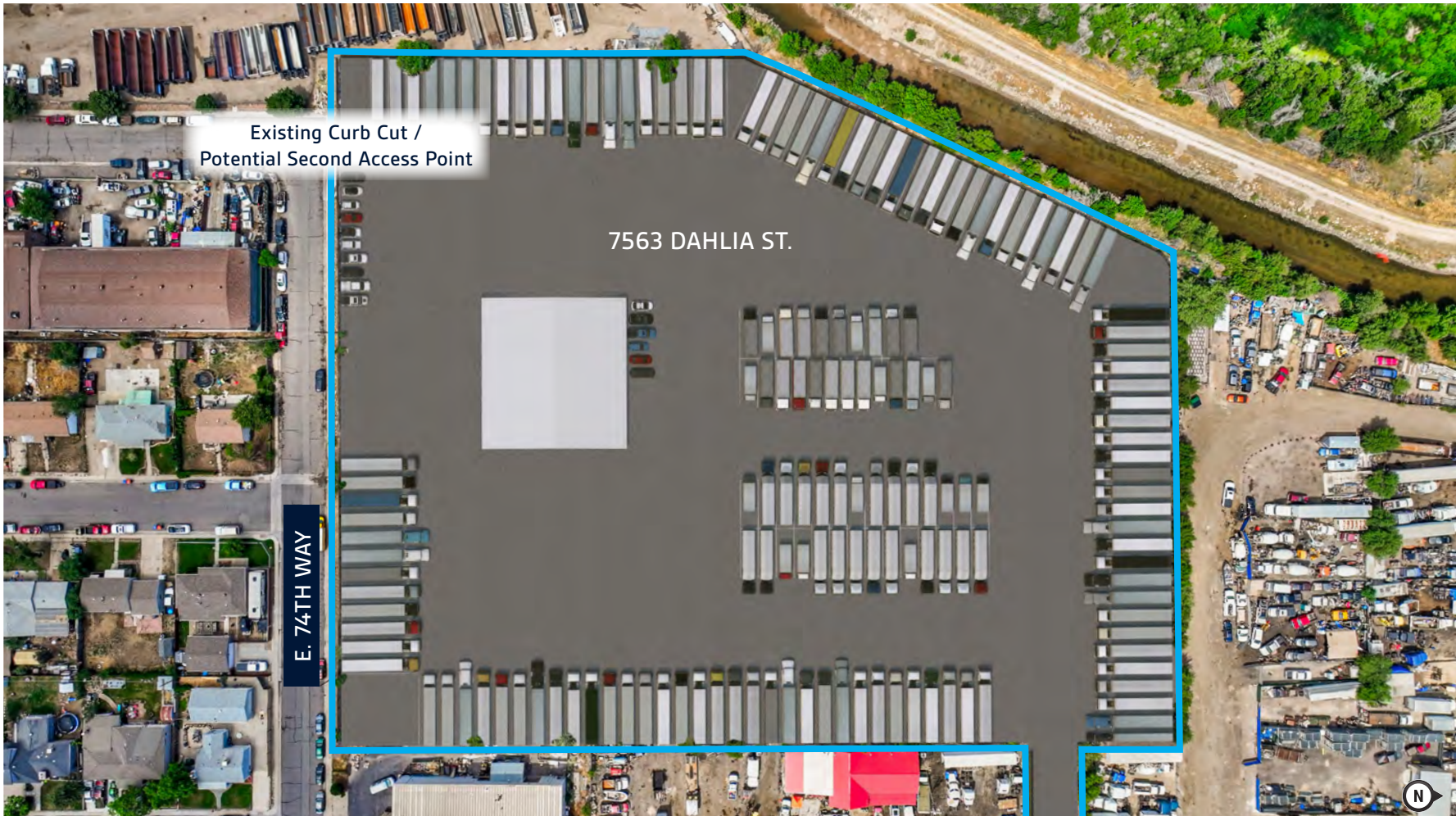
Paved & Road  
Base





## PROPERTY DETAILS:

- 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 Street
- Amenities nearby







**MIKE VIEHMANN, SIOR**  
t 720-391-8292  
mike.viehmann@nrmk.com

**MICHAEL WAFER, JR.**  
t 720-394-5390  
mike.waferjr@nrmk.com

**MIKE WAFER, SIOR**  
t 303-523-2560  
mike.wafer@nrmk.com

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation,

**Dalfen**  
INDUSTRIAL