

GRAY FOX OFFICE WAREHOUSE CENTER
HEAVY INDUSTRIAL CONDOS
FOR SALE / LEASE

9690 DALLAS STREET, #D-G
COMMERCE CITY, CO 80640



PROPERTY HIGHLIGHTS

9690 Dallas St #D-G offers users and investors four industrial condos totaling approximately 10,750 SF of space, with an open warehouse area, high ceilings, three (3) 14' XL overhead doors, upgraded 3-phase power, first and 2nd-floor office space, and parking located on-site.

Located on the high growth I-76 Corridor and 96th Ave, the Gray Fox Office Warehouse Center provides users desirable small-bay I-3 condos that accommodate the normal operation of most all industries with ideal access to Denver, Brighton, DIA, and major highways.

- Flexible 90/10 Warehouse-office layout fit for light to heavy industrial users
- (3) XL Overhead drive-in doors; 23' Clear span; Sprinklered warehouse
- 3-Phase Power; 1500 Amps, 480V
- Negotiable buildout to accommodate new user
- Zoning and HOA permit heavy industrial and cannabis use
- Excellent highway access to I-76, CO-2, US-85 - 14 miles to Downtown Denver/DIA

Sale Price	\$2,400,000 - \$1,950,000 (\$487,500/Unit)
Lease Rate	Negotiable
Suite D-G	10,750 RSF (Approx. 9,475 SF Warehouse / 1,275 SF Office)
Expenses HOA	\$280.00/Month/unit
Sprinklers	Wet
Zoning	I-3
Taxes (2022)	\$35,277 (\$8,819/unit)

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

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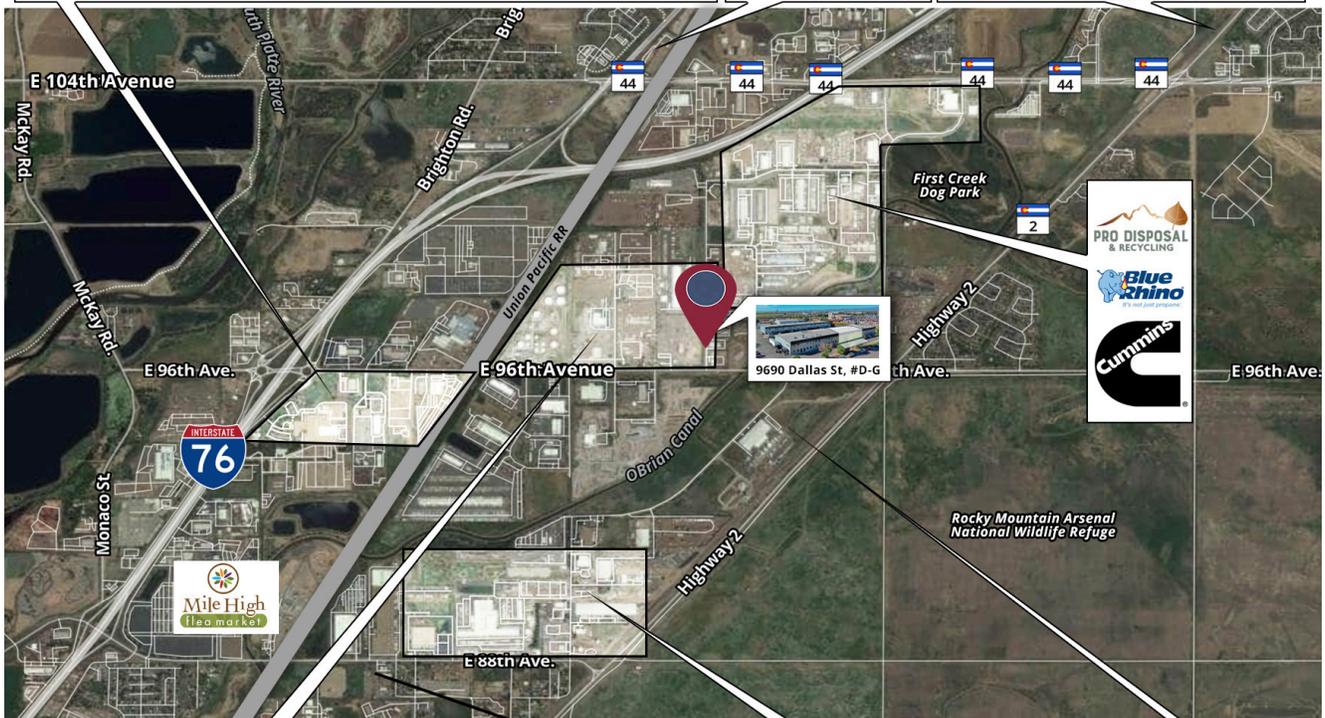
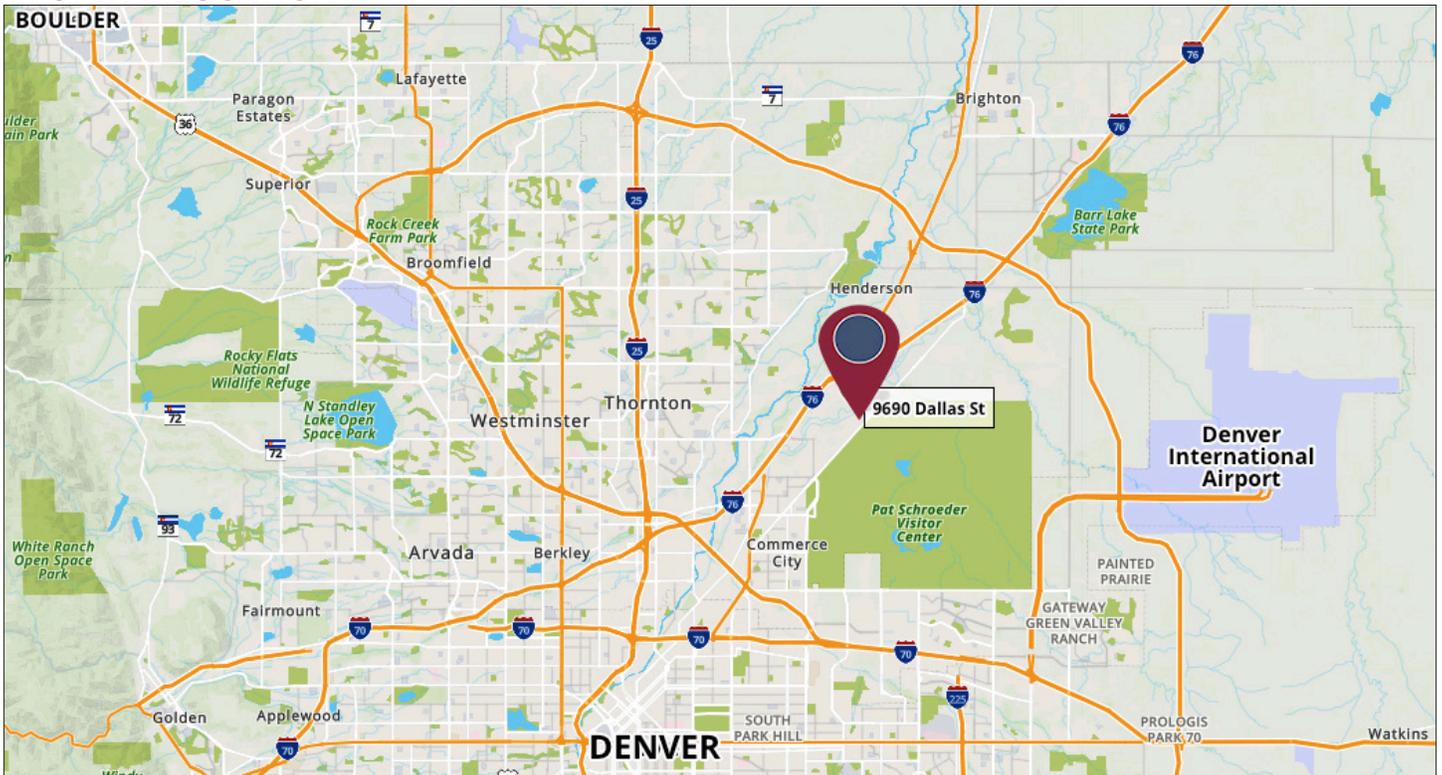
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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