

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



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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: **\$3,100,000**
 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



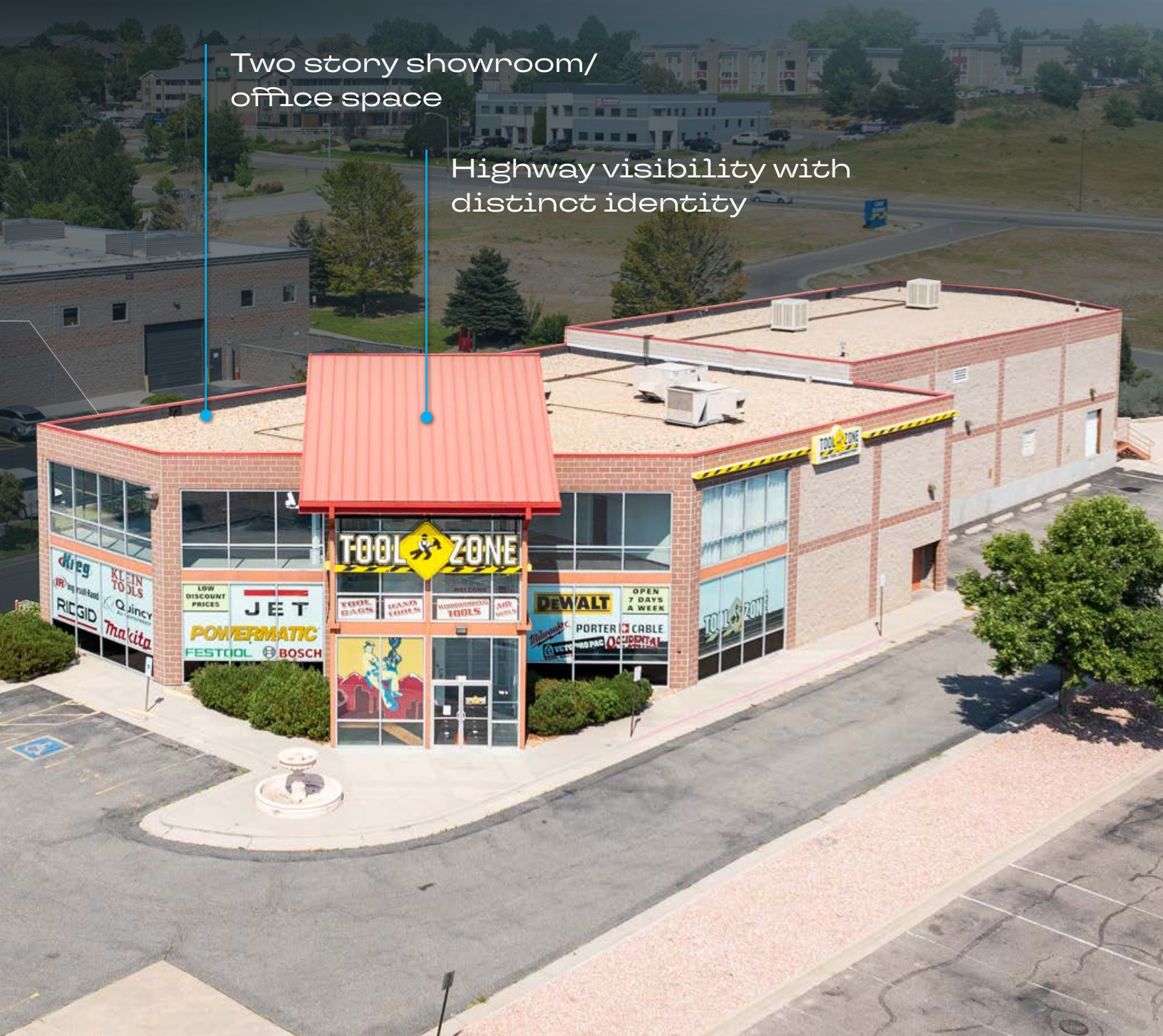
YOC:
2002

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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