

## 8651 Grant Street, Thornton, CO

High Visibility Retail/Mixed-Use Opportunity



## **Property Specifications**

Sale Price: \$4,587,000Building Size: 16,681 SF

• Showroom (2 stories): ± 10,000 SF

• Lot Size: ± 1.06 acres

• Year Built: 2002

• Warehouse clear height: 24'

• Loading: 2 dock platforms, main dock with hydraulic automatic dock plate

• Zoning: PD

• 33 dedicated parking stalls

## Additional Highlights

• Rare identity / signage – seen by over 180,000 vehicles per day on I-25

 In the same lot as two large retail/wholesale businesses (American Furniture Warehouse and Carpet Exchange) – driving significant location traffic

• Freestanding building off I25

• Direct freeway access

• Masonry construction

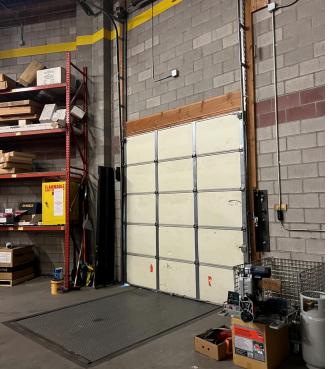
• Enhanced security on all ground floor windows, entrances and dock doors

• Strong demographics in the surrounding area











## 8651 Grant Street Thornton, CO

Unique opportunity to own a freestanding, highly visible property in Thornton, Colorado. Building and signage cannot be missed and are seen day and night from one of Colorado's most heavily trafficked highways, I-25.

The Building features two stories of mixed-use retail with high clear warehouse and 2 dock doors.

Flexible zoning allows for multiple types of uses and developments.

Please do not disturb current tenant as they are in the process of relocating to a new facility.













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