



8651 Grant Street, Thornton, CO

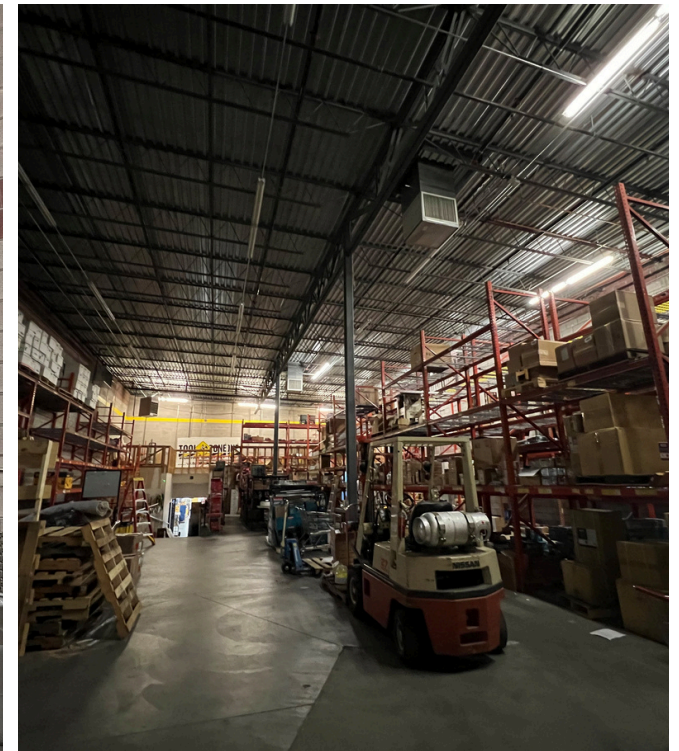
High Visibility Retail/Mixed-Use Opportunity

Property Specifications

- Sale Price: \$4,587,000
- Building 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



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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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