

# Lakewood Industrial Buildings for Sale

8035-8055 W. Colfax Ave., Lakewood, CO 80214



www.FullerRE.com

Drone Video



**FOR SALE: \$1,150,000**

## PROPERTY OVERVIEW

### 8055 W Colfax Ave:

6,200 SF  
14' Clear Height  
12' x 12' Drive-in Door

### 8035 W Colfax Ave:

3,248 SF  
10' Clear Height  
10' x 10' Drive-Door

## PROPERTY HIGHLIGHTS

- New TPO roof 2023
- Cooler 23' x 19'
- Freezer 10' x 8'
- Open warehouse space
- Low price per square foot
- Separate parcels
- 9,448 total SF

Fuller Real Estate  
(303) 534-4822



**Brokerage Disclosure  
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	15,482	135,985	381,437
Households	6,935	59,612	166,031
Median HH Income	\$68,542	\$82,919	\$91,646
Median Age	40.00	39.20	38.30
Traffic	26,512 vpd - W. Colfax Ave. at Ammons St. (2025)		

Source: CoStar 2026

