

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 Units #D-G offers users or investors four contiguous industrial units totaling approximately 10,750 SF currently built with walk-in reception, private offices, second level office/break room, a fire & chemical rated storage room, and a large open warehouse area with high ceilings, oversized drive-in doors, upgraded 3-phase power, and on-site parking.

Located on the high growth I-76 Corridor and 96th Ave, the Gray Fox Office Warehouse Center provides users desirable small-bay industrial/flex condos that accommodate the normal operation of most all industries located off the I-76 corridor providing ideal freeway access to the Denver Metro area.

- Flexible 90/10 warehouse/ office layout fit for light to heavy industrial users
- Negotiable buildout to accommodate new user
- Zoning and HOA permit heavy industrial, retail, and commercial cannabis use
- Excellent highway access to I-76, CO-2, US-85 - 14 miles to Downtown Denver/ DIA

Sale Price	\$1,895,000 (\$473,500/Unit)
Lease Rate/ Term	\$13.75/ SF NNN Negotiable Term
Suite D-G	10,750 RSF (Approx 9,475 SF Warehouse/ 1,275 SF Office)
HOA	\$1,360/Month (\$340/unit)
Taxes (2023)	\$46,186.08 (\$11,546.52/unit)
Zoning	I-3
Power	3-Phase, 1500 Amps / 480 V
Drive-Ins	(3) 12'x14' Drive-in Doors
Ceiling Height	23' Clear Span, 26' at the top of the truss
Sprinklers	Wet

FOR
MORE
INFORMATION

M. Chandler Lisle
Broker Associate
Main: 303.449.2131 ext 119
Mobile: 303.621.5126
mchandler@coloradogroup.com



B.Scot Smith
Founder/ Principal
Broker Associate
303.449.2131 ext 116
bss@coloradogroup.com

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PROPERTY PHOTOS

Colorado
Group



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The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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PROPERTY PHOTOS



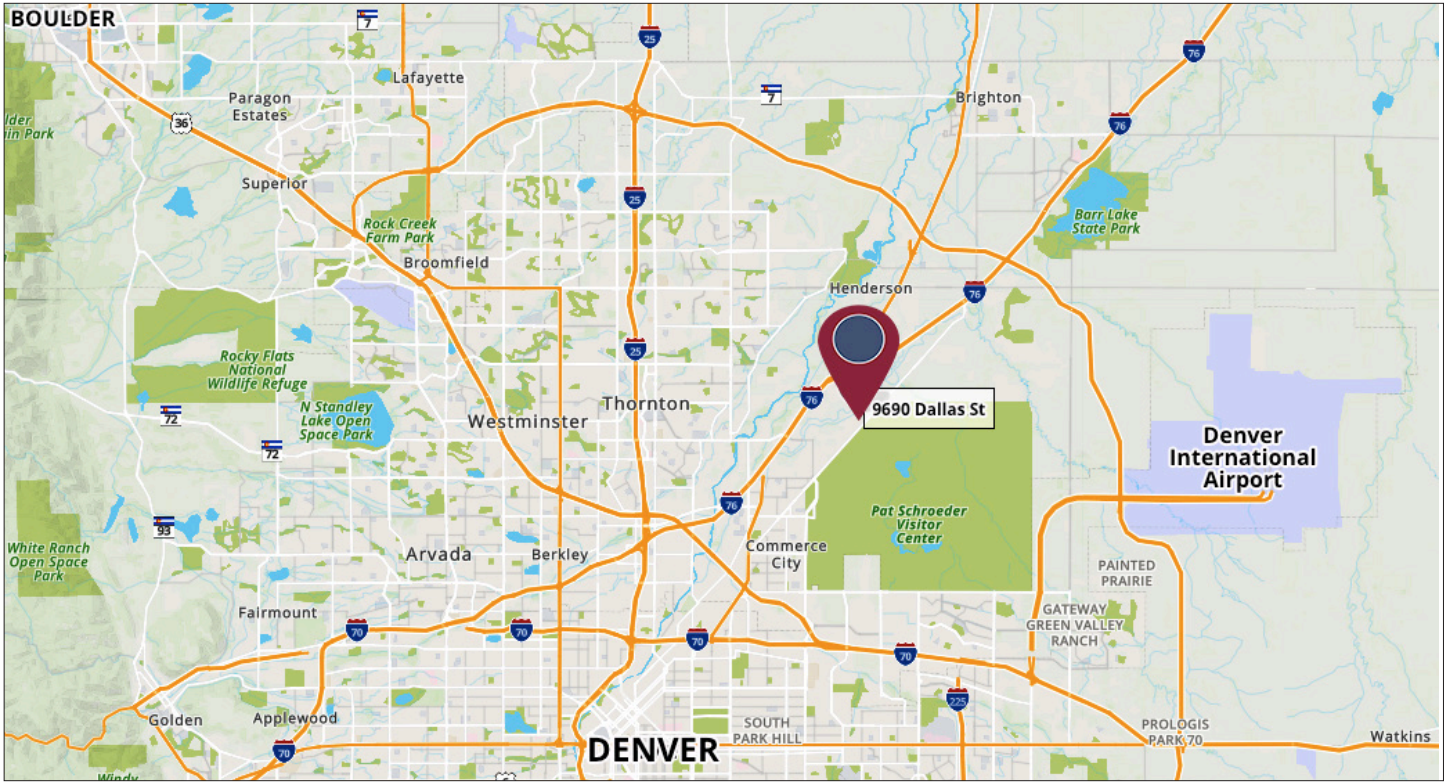
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PROPERTY LOCATION



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