

Offering Memorandum

33684 E 88th Ave, Commerce City, CO 80022



Executive Summary

This rare ±35.18-acre property with an existing ±12,480 SF warehouse-style structure presents a unique investment or owner-user opportunity in unincorporated Adams County. Zoned A-3 with included water rights and extensive utility infrastructure, the property is well-suited for industrial, agricultural, or future redevelopment uses. Located just minutes from E-470 and Denver International Airport.

Property Highlights

Total Lot Size:	±35.18 acres (1,531,400+ SF)
Building Size:	±12,480 SF warehouse/shop
Zoning:	A-3 (Agricultural, with broad use flexibility)
Water Rights:	Included (approx. 61.4 acre-feet); professionally built retention lake
Utilities:	Electric, gas, well, and septic on-site
Access:	Direct access to E-470 and DIA; fenced with secure gated entry
Expansion Potential:	Significant open land for additional structures or yard use

Zoning Overview

The A-3 (Agricultural-3) zoning classification in Adams County allows for a broad range of rural, agricultural, and limited commercial or industrial uses. Permitted uses include farming, ranching, storage, greenhouses, residential dwellings, barns, and workshops. Conditional uses may allow for contractor yards, recreational facilities, kennels, or light commercial depending on county approval.

Water Rights & Infrastructure

Included with the sale are significant water rights estimated at 61.4 acre-feet. A large engineered retention lake was professionally constructed to support long-term irrigation, storage, or operational water use. Infrastructure includes power, septic system, and well access already in place.

Strategic Location

Situated just east of the E-470 corridor and north of Denver International Airport, the site benefits from excellent regional access. The lot offers proximity to I-76, I-70, and US 85, placing it in a desirable industrial and logistics corridor within Commerce City and unincorporated Adams County.







Contact Information

For additional information, to request site access, or to submit an offer, please contact: Colorado Hospitality Services Inc. Attn: Bruce Rahmani or Jordan Anderson Email: Jordan@coloradohospitality.com Phone: (720) 221-2704