

FOR SALE | IOS WITH MAINTENANCE BUILDING

5352 DAHLIA STREET

COMMERCE CITY, COLORADO 80022

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL OUTDOOR STORAGE
MAINTENANCE BUILDING WITH YARD



PROPERTY FEATURES

LOT SIZE	1.88 Acres
BUILDING SIZE	5,600 SF
OFFICE	±1,000 SF
ZONING	I-2 (Heavy Outside Storage)
TAXES	\$3.01/SF (2024)
YEAR BUILT	1987
DRIVE-IN DOORS	3 (12' x 14')
COUNTY	Adams

PROPERTY HIGHLIGHTS

- Hard-to-Find IOS Property with Maintenance Building
- Perimeter Lighting & Electric for Vehicle Plug-in
- Radiant Heat
- Hydraulic Lifts for Heavy Diesel Vehicles
- Air Lines & Compressor
- Floor Drains
- Washing Station
- Central Location with quick access to DIA, I-70, 270/76, I-25 and Downtown (7 miles)

SALE PRICE: CONTACT BROKERS

FOR MORE INFORMATION CONTACT

MATT NORA

mnora@lee-associates.com
720.295.4353

KIRK VANINO

kvanino@lee-associates.com
303.250.4760

JACK D'AVANZO

jdavanzo@lee-associates.com
203.253.5046

FOR SALE | IOS WITH MAINTENANCE BUILDING

5352 DAHLIA STREET

COMMERCE CITY, COLORADO 80022

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL OUTDOOR STORAGE
MAINTENANCE BUILDING WITH YARD



FOR MORE INFORMATION CONTACT

MATT NORA

mnora@lee-associates.com
720.295.4353

KIRK VANINO

kvanino@lee-associates.com
303.250.4760

JACK D'AVANZO

jdavanzo@lee-associates.com
203.253.5046

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.