

I-3 INDUSTRIAL CONDOS FOR SALE/LEASE

9690 Dallas St. #D-G
Commerce City, CO 80640



PROPERTY HIGHLIGHTS

9690 Dallas St Units #D-G offers users or investors four flexible industrial units totaling approximately 10,750 SF. The space is currently built with a large open warehouse area with high ceilings, oversized drive-in doors, 1500 Amps of 3-phase power, walk-in office reception and private office space, second level break room or open office area, a fire rated storage room, and on-site parking ready to operate your business.

Located along the high traffic I-76 Corridor on 96th Ave and Dallas St, the Gray Fox Office Warehouse Center provides business users desirable small-bay industrial/flex condos that accommodate the normal operation of most all industries including heavy industrial and manufacturing use, retail, automotive, cannabis approved businesses, and many other industries with ideal access to the Denver Metro area.

Sale Price	\$2,100,000 \$1,580,000 (\$395,000/Unit)
Condos D-G	10,700 RSF (approx 9,475 Warehouse / 1,275 Office)
Demisable	2,500 SF 5,000 SF 7,500 SF 10,750 SF
Timing	(60 Days +/-)
Lease Rate	\$11.00-13.00/RSF NNN
Monthly HOA	\$340/Unit
Taxes (2024)	\$13,158/Unit
Zoning	I-3 Heavy Industrial
Drive-Ins	(3) 12'x14' Drive-In Doors
Ceiling Height	23' Clear Span
Power Rating	1,500a/480v

 90/10 Warehouse Office Space	 3-Phase Power	 Oversized Drive-In Doors
 I-76; HWY 2 Access	 Sprinklers	

Colorado Group FOR MORE INFORMATION

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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