

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 and investors **four versatile industrial units** totaling approximately 10,750 SF. The modifiable 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 reception and private office space, a second-level break room, and open office area, a fire-rated storage room, and on-site parking ready to operate for business.

Located along the high-traffic I-76 Corridor on 96th Ave and Dallas St, the Gray Fox Office Warehouse Center provides businesses with 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 in Commerce City, and many other industries with ideal access to the Denver Metro area. Contact the Broker for more information.

Sale Price

~~\$2,100,000~~
\$1,580,000 (\$395,000/Unit)

Condos #D-G

10,750 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

1,500AMPs/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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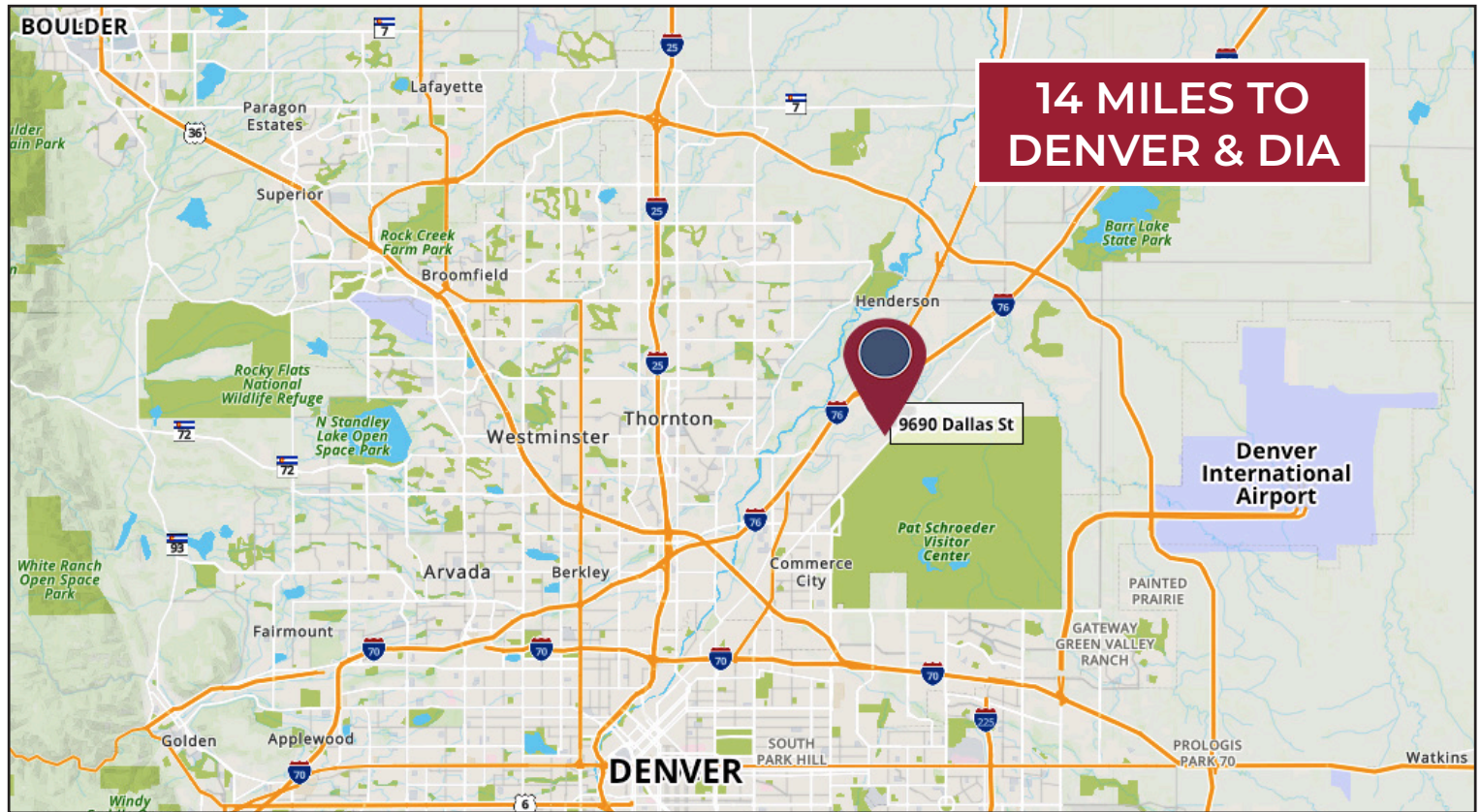


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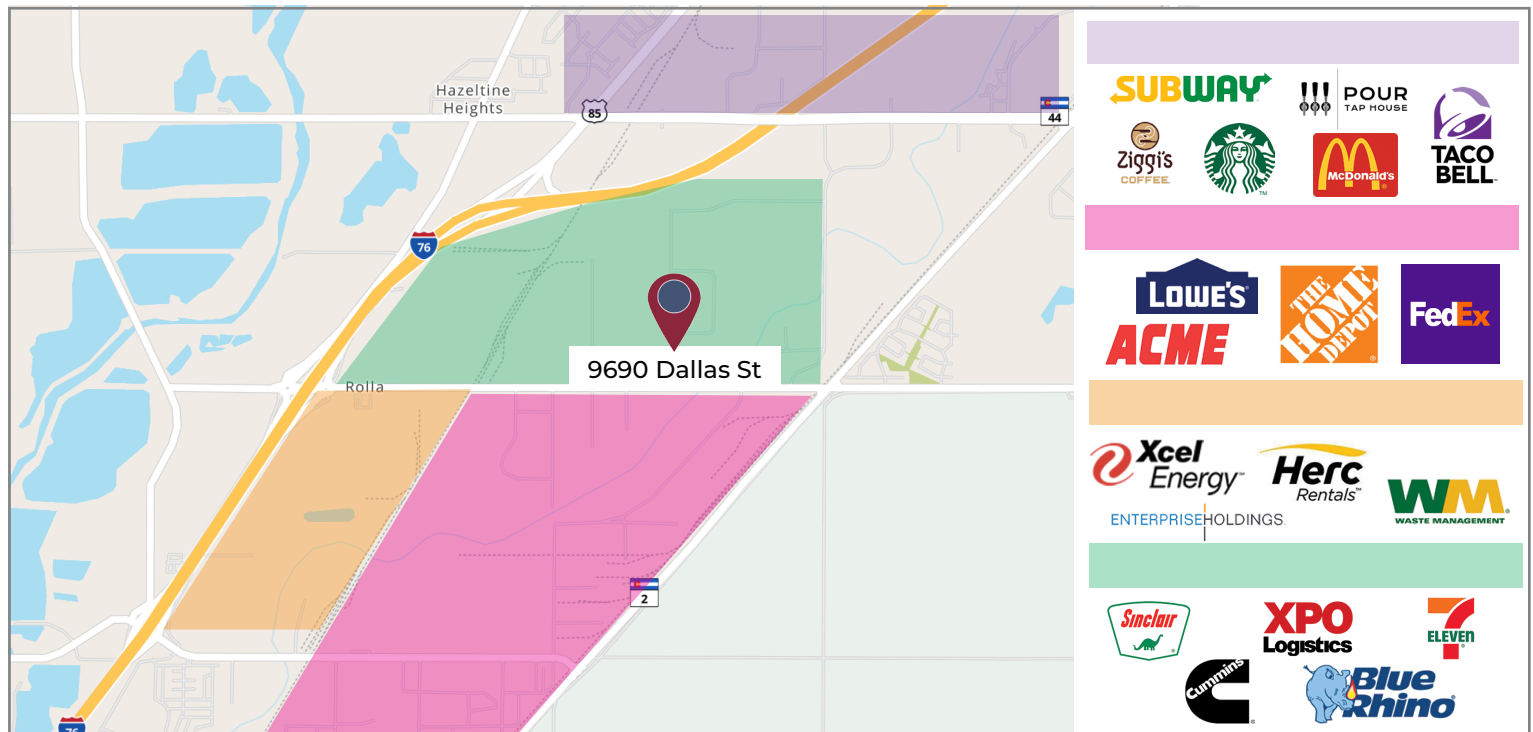
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LOCATION OVERVIEW



LOCAL NEARBY BUSINESSES



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