

7627 DAHLIA



CUSHMAN &
WAKEFIELD



JIOS
A JCI Company

14,980 SF ON 6.06 ACRES



FOR LEASE: HEAVY INDUSTRIAL
OUTSIDE STORAGE PROPERTY

NEW OWNERSHIP HAS COMPLETED THE FOLLOWING PROPERTY IMPROVEMENTS

YARD

- Repaving of the parking lot and entrances
- Regrading the yard and adding additional recycled asphalt
- Adding lighting throughout the yard
- Adding front entry rolling gates

SHOP

- Repair roof
- Demo demising walls (nonstructural)
- Paint columns yellow
- Replace/repair ceiling/wall insulation
- Install LED lights throughout warehouse

OFFICE

- Repaint walls and doors (interior only)
- Bathroom Refreshes



Total RSF	14,980 SF
Office SF	±5,500 SF
Site Size	±6.06 Acres
Loading	(11) Grade Level Doors (5) Drive-thru Bays
Clear Height	16'-18'
Zoning	I-2 (Unincorporated Adams County)
Yard	Fenced, Gated, & Lit
Sprinklers	None
Mill Levy	85.279
2024 Taxes	\$42,679.16

Call Broker for Pricing

7627 DAHLIA STREET

SITE PLAN



E. 77TH AVENUE

DAHLIA STREET

LOADING 
(11) Grade Level Doors

7627 DAHLIA ST.

COMMERCE CITY, COLORADO 80022



Destination	Drive Time	Distance
I-76	3 MINUTES	1.4 MILES
I-270	5 MINUTES	3.0 MILES
I-25	5 MINUTES	3.5 MILES
I-70	8 MINUTES	6.7 MILES
CBD	10 MINUTES	7.5 MILES



CONTACT

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