

# 7627 DAHLIA

CUSHMAN &  
WAKEFIELD

JIOS  
A Jios Company

14,980 SF ON 6.06 ACRES



FOR LEASE: HEAVY INDUSTRIAL  
OUTSIDE STORAGE PROPERTY

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# 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



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

**Call Broker for Pricing**

# 7627 DAHLIA STREET

## SITE PLAN



# 7627 DAHLIA ST.

COMMERCE CITY, COLORADO 80022

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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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