

8690 Verbena Street | Commerce City, CO

5.484 AC Industrial Opportunity | Rezoning Potential | Strategic Logistics Location

Property Overview

Address: 8690 Verbena St, Commerce City, CO

County: Adams County

Current Zoning: AG (Agricultural)

Rezoning Potential: I-1 (Light Industrial)

Site Size: ±5.484 Acres

Existing Structures:

- Two residential homes
- Nine outbuildings suitable for storage or redevelopment
- Flat, developable topography

Investment Highlights

STRATEGIC LOCATION IN INDUSTRIAL HUB

Located within one of Colorado's most active industrial corridors, the site offers direct access to major highways and proximity to Denver International Airport, ideal for warehousing, distribution, and logistics operations.

STRONG REZONING POTENTIAL

Although currently zoned AG, the Commerce City Comprehensive Plan supports industrial use, specifically Warehousing & Distribution/Logistics, indicating a favorable path toward rezoning to I-1 Light Industrial.

EXISTING STRUCTURES FOR FLEXIBLE USE

With two residential units and nine outbuildings, the site provides optionality for immediate use, phased redevelopment, or interim rental income while entitlements are pursued.

LONG-TERM VALUE CREATION

Given Commerce City's strategic focus on employment and industrial development, this site is positioned to benefit from sustained growth in the Denver Metro's industrial and logistics sectors.

Market Context

Character Area: Fusion District (Irondale), per Commerce City Comprehensive Plan

Primary Land Uses Supported:

- Industrial
- Warehousing & Distribution/Logistics
- Primary Employment Areas

Secondary Uses Allowed:

- Limited Residential (Single Family, Townhomes)
- Commercial (Retail)



Excluded Uses:

- Heavy Industrial
- High-density Multifamily

Commerce City's 2045 Vision prioritizes light industrial growth near this area while discouraging heavy industrial uses, aligning this parcel with long-term city planning goals.

Access & Infrastructure

Highway Access: Close to I-76, E-470, I-70, and I-25

Proximity:

- 15 minutes to Denver International Airport
- 20 minutes to Downtown Denver

Utilities: Utilities are available nearby but will require extension to site as part of development process.

Opportunity Summary

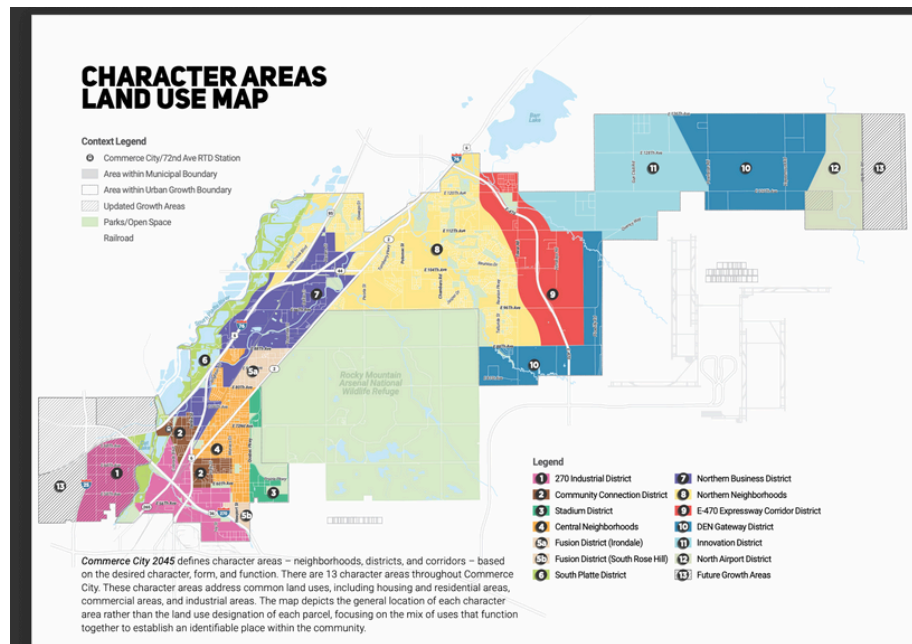
This ±5.484-acre parcel presents an exceptional opportunity for developers, owner-users, or investors to secure industrial-zoned land in a proven growth corridor. With flexible site configurations, future zoning support, and unbeatable location advantages, 8690 Verbena is primed for value creation through repositioning or industrial redevelopment.





Commerce City 2045 Character Areas Overview

Character Areas and Land Uses



Land Use Definitions

LAND USE DEFINITIONS

The following land uses are found within the Character Areas, as either primary or secondary land uses. See the facing table.

AGRICULTURAL USES

Agricultural land use in urban planning refers to the designation of land for agricultural purposes in order to protect it from development.

ATTACHED HOMES/ DUPLEXES/TOWNHOMES

Attached homes are a type of housing that share at least one wall with another unit. They can be built in a variety of configurations, including townhouses and duplexes.

SINGLE FAMILY HOMES

Single family homes are detached houses designed to be occupied by a single household, typically located on individual lots.

MULTIFAMILY RESIDENTIAL

Multifamily housing refers to any type of housing that contains more than one dwelling unit, including apartments, and condominiums.

LARGE LOT RESIDENTIAL

Large lot residential includes single-family homes on lots that are larger than the standard lot size, with increased open space on each residential lot.

COMMERCIAL (RETAIL, ENTERTAINMENT, AND SERVICE)

Commercial land uses include are intended for businesses and non-residential business activities, including day-to-day retail, entertainment, dining, hospitality and travel, service businesses, and larger regional commercial developments.

PRIMARY EMPLOYMENT AREAS

A primary employment area is a geographic area that is a primary source of employment for the City. Primary employment areas are characterized by a high concentration of jobs in a variety of industries.

OFFICE

Office uses include large-scale office developments such as planned office parks used for professional services, small individual offices, and medical office uses.

FLEX SPACES

Flex spaces can be used for a variety of purposes, including office space, retail space, or occasionally residential live-work space. Flex spaces are often used in developments which combine a mix of different types of uses in one area.

TECHNOLOGY AND RESEARCH

Technology and research uses offer a variety of amenities and services that are tailored to the needs of tech companies, such as office space, laboratory space, research and development facilities, and conference and meeting spaces.

AIRPORT LOGISTICS

Airport logistics include limited light industrial uses, such as the manufacturing, assembly, technology, and distribution of goods and materials, compatible with aviation and in support of Denver International Airport.

INDUSTRIAL

Industrial land uses include properties and structures dedicated to industrial businesses and heavy commercial operations. These include large-scale facilities that involve processing plants, heavy manufacturing and commercial uses, and industrial machinery.

WAREHOUSING AND DISTRIBUTION/LOGISTICS

Warehousing and logistics land uses involve the storage of goods in a facility and movement of goods from one place to another.

UTILITY

Utility and infrastructure land uses and facilities are dedicated to the provision of essential services, such as water, sewer, electricity, and transportation.

PUBLIC GATHERING SPACES

Public gathering spaces are dedicated to providing a place for people to gather and socialize and can include a variety of different types of spaces, such as parks, squares, plazas, and amphitheaters. Public gathering spaces provide a place for people to meet and interact with each other.

PARKS AND OPEN SPACES

Parks and open spaces include public and private open spaces, active and passive parks, recreational facilities, and important environmental features, such as wooded areas, streams, and wetlands.

CHARACTER AREAS
AND LAND USES

The 13 character areas consist of several typical land uses. Primary land uses are prominent and play a pivotal role in characterizing the character area. Secondary Land Uses are less prevalent and strengthen the primary land uses. For example, the Central Neighborhoods character area primarily consists of a mix of single family homes and attached homes, but it also contains parks, schools, and semi-public or civic facilities.

Character Areas generally describe the overall character of a place. It includes a typical land use mix, key character features, and other physical and functional elements. Each character area in the following pages includes a list of typical land uses and indicates whether each is a primary, secondary, or excluded use. Each development proposal should be evaluated on its own merits.

CHARACTER AREA	LAND USES												
	Agricultural Uses	Attached Homes/Duplexes/Townhomes	Single Family Homes	Mixed-Use Residential	Land Use Residential	Commercial Retail	Entertainment and Services	Office	Public Employment Area	Fire Stations	Technology and Research	Industrial	Warehouse and Distribution Logistics
1 270 Industrial District													
2 Community Connection District													
3 Stadium District													
4 Central Neighborhoods													
5 Fusion District													
6 South Platte District													
7 Northern Business District													
8 Northern Neighborhoods													
9 E-470 Expressway Corridor District													
10 DEN Gateway District													
11 Innovation District													
12 North Airport District													

◆ Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.

◇ Secondary Land Uses are less prevalent and serve to support the primary land use.

Aerial View of 8690 Verbena St



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