



SECURE INDUSTRIAL STORAGE FACILITY FOR SALE / LEASE

8879 FOX DRIVE
THORNTON, CO 80260

PROPERTY HIGHLIGHTS

Unique Secure Storage Facility with Halon Fire Suppression System, Humidity-Controlled Environment, Temperature Controlled, High-Security CCTV Systems, Gated yard. This property provides a secure safe facility for Data Storage and Expensive Property Storage like artwork, collector items, including collector cars, suitable for biotech research, computer system design, cannabis growing or cannabis edible manufacturing, and many other uses. Convenient location just west of I-25 off of 88th in Thornton.

- Secure Storage Facility
- Halon Fire Suppression System - whole building
- Humidity Controlled Environment
- Strict Temperature Controlled Building
- Security Cameras and Entry Control

Building Size	13,868 SF
Available Date	1/1/2023
Sale Price	\$3,495,000
Lease Rate	\$16.00/RSF NNN
Parking	On-site
Zoning	CR - Community Retail

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

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PROPERTY **PHOTOS**

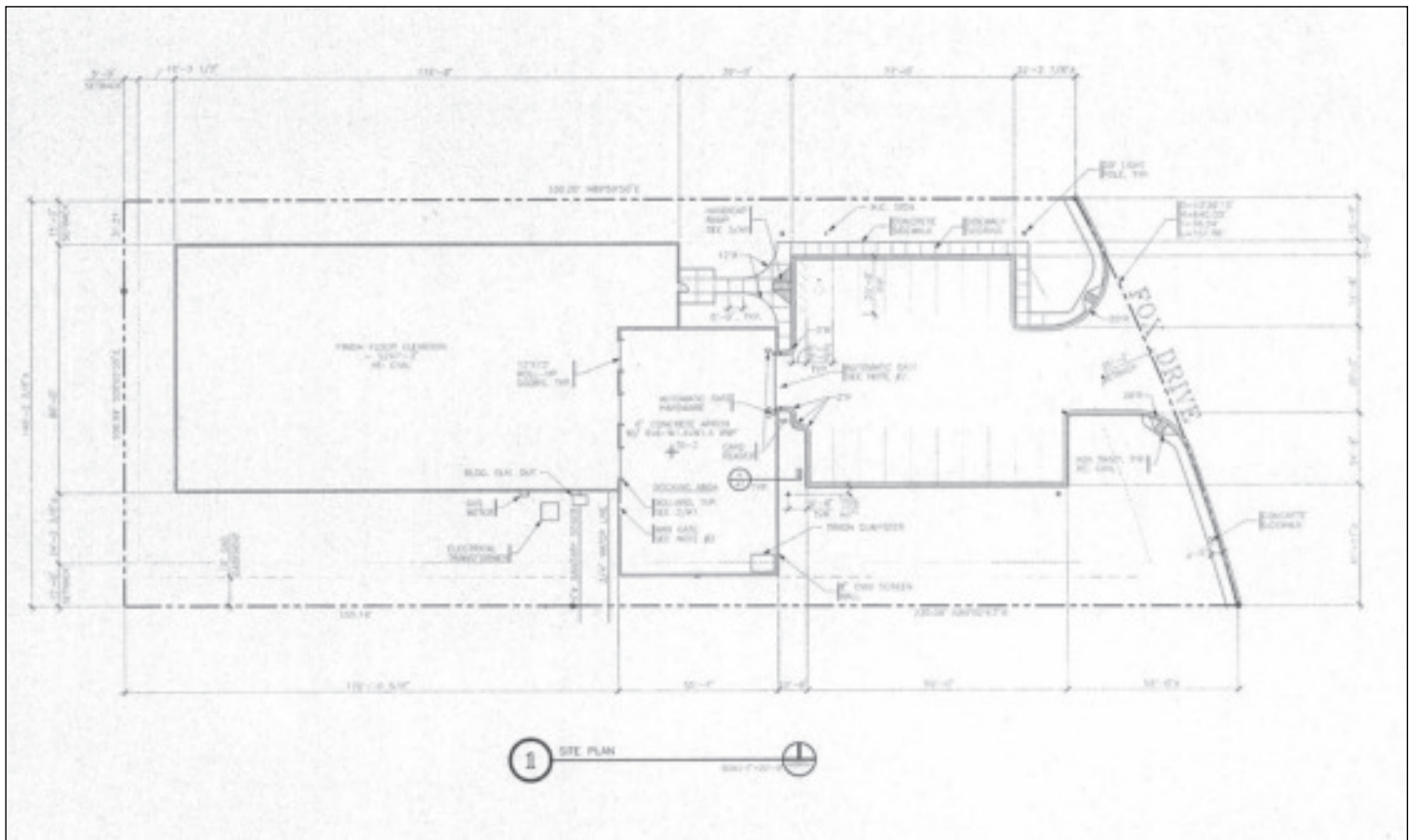


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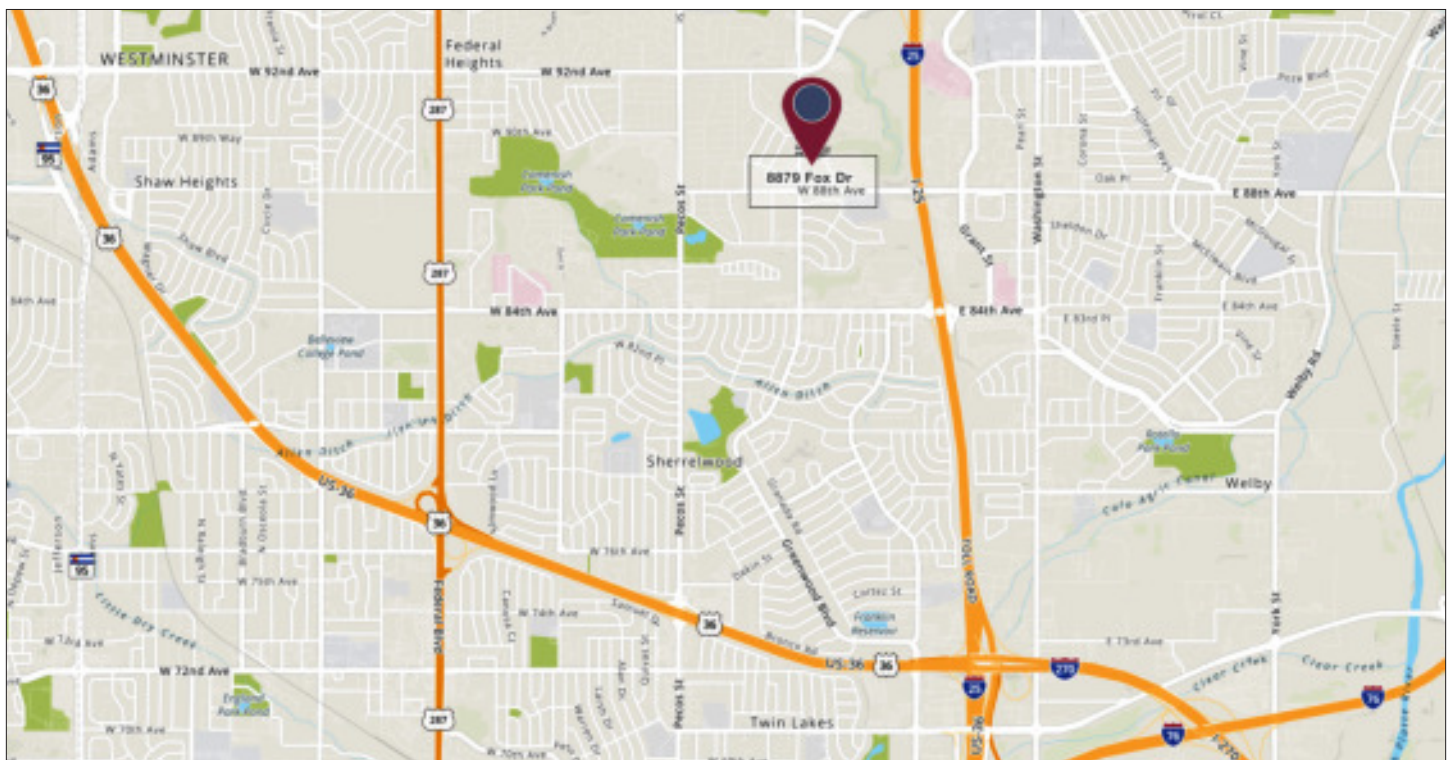
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PROPERTY SITE PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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