

GREY FOX OFFICE WAREHOUSE CENTER
HEAVY INDUSTRIAL / FLEX
SPACE FOR SALE

9690 DALLAS STREET, #D-G
COMMERCE CITY, CO 80640



PROPERTY HIGHLIGHTS

Located on the I-76 Corridor and 96th Ave, the Gray Fox Office-Warehouse Center offers users desirable small-bay I-3 condos that accommodate the normal operation of almost all industries, including heavy industrial and cannabis use. 9690 Dallas St #D-G offers users or investors four contiguous units totaling approximately 11,000 SF of space, with an open warehouse area, high ceilings, three (3) 14' overhead doors, upgraded heavy power, first and 2nd-floor office space, and parking on-site.

- Rare small-bay heavy industrial owner-user space
- 23' Clear span
- 3-Phase power ,1500 AMPS, (upgradable to 2,000 AMPS)
- Potential to accommodate new buildout for desired use
- Zoning allows heavy industrial & cannabis use
- Excellent access to I-76, CO-2, US-85 - 14 miles to Denver/DIA

Sale Price	\$2,400,000 (\$600k/unit)
Suite D-G	11,000 RSF (Approx. 9,500 SF Warehouse / 1,400 SF Office)
Available	90 Days notice
Expenses HOA	\$200.00/Month
Zoning	I-3
Parking	16 Surface Spaces
Taxes (2021)	\$35,212 (\$8803/unit)

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.

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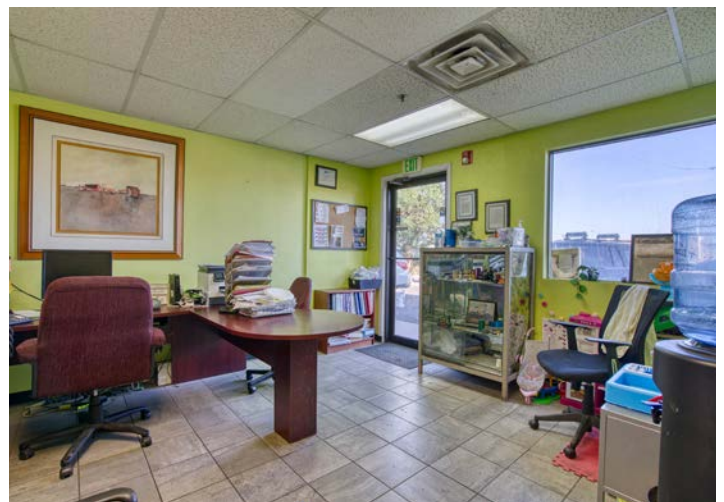
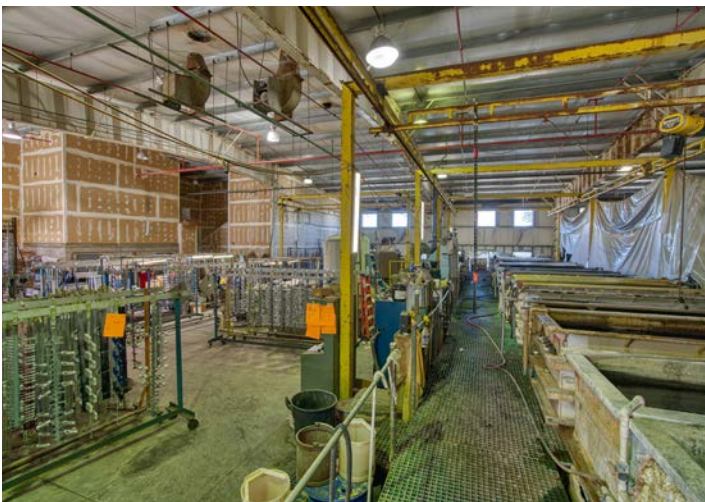
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PROPERTY PHOTOS



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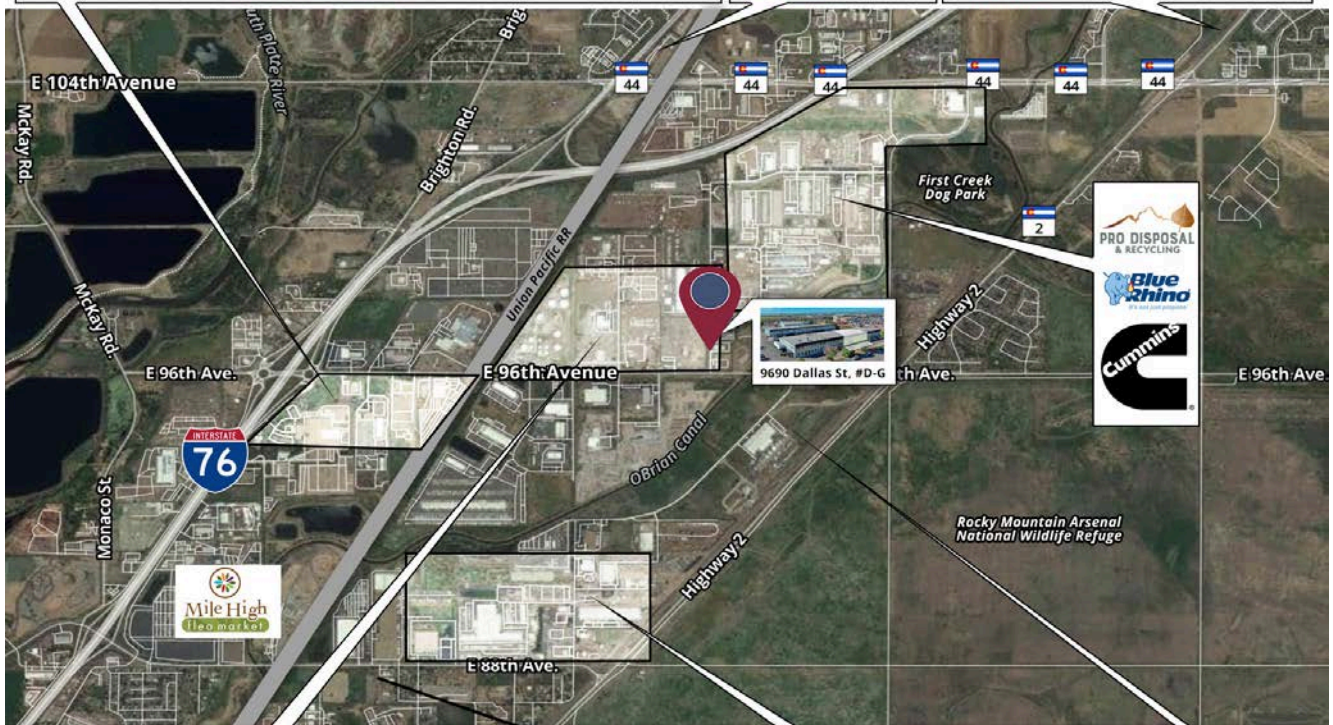
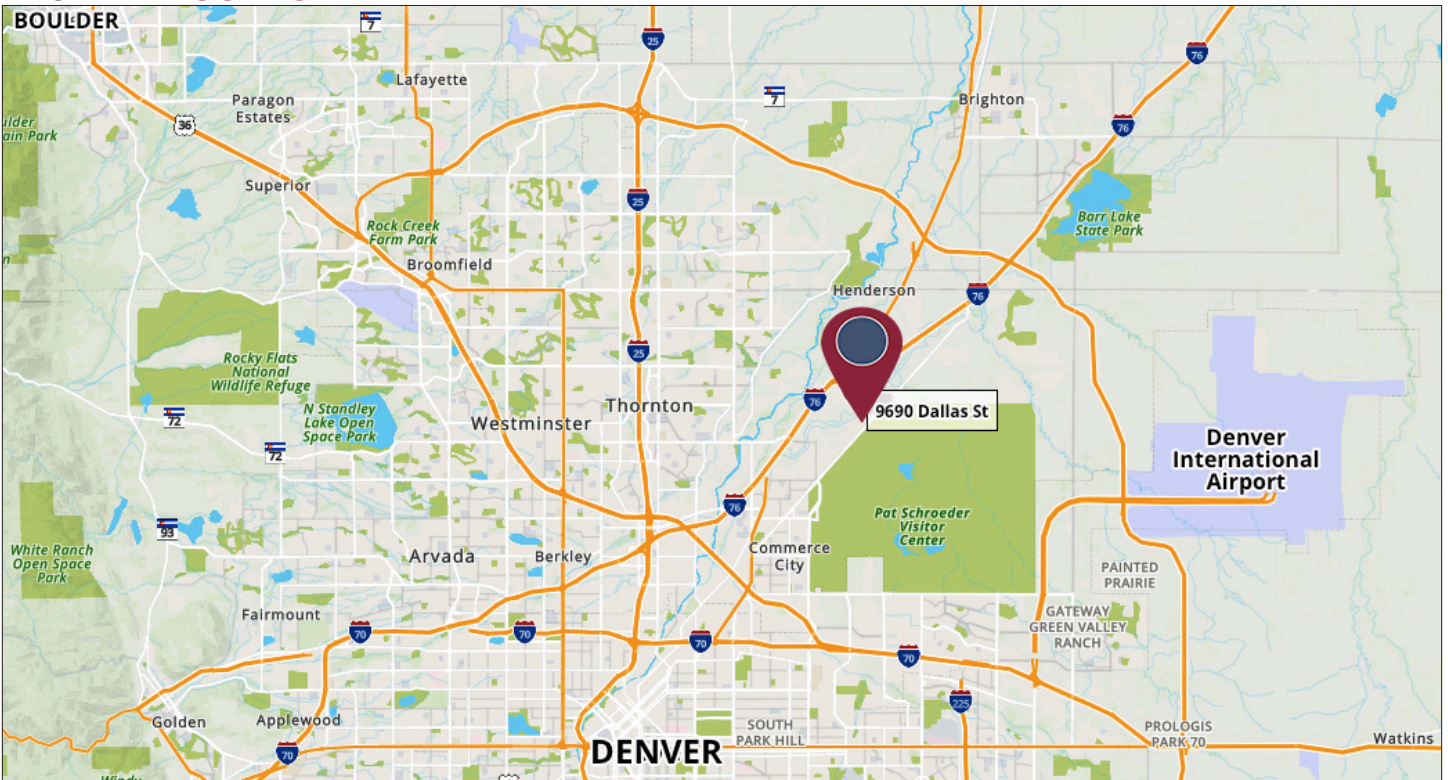
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PROPERTY LOCATION



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