

9690

DALLAS ST UNITS A & B
COMMERCE CITY, CO 80640

\$950,000 ~~**\$1,380,000**~~
FOR SALE



6,250 RSF

SUBJECT PROPERTY
9690 DALLAS ST

PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,380,000 \$950,000
Price/ SF:	\$152.00
Units A & B Size:	6,250 SF
Office SF:	1,875 SF
Warehouse SF:	4,375 SF
Total Building Size:	30,000 SF
Zoning:	I-3
Year Built:	2001
Year Renovated:	2017
Sprinklered:	Yes
Power:	480V - 3 Phase* *to be verified

PROPERTY OVERVIEW

This versatile space is zoned for cannabis and industrial/office use. Permitted uses span from marijuana production, manufacturing facility, industrial repair services, office, contractor shop, and more. The property features four deeded parking spaces, supplemented by additional shared parking. Strategically located with easy access to major transportation arteries, including I-76 and 96th Ave.

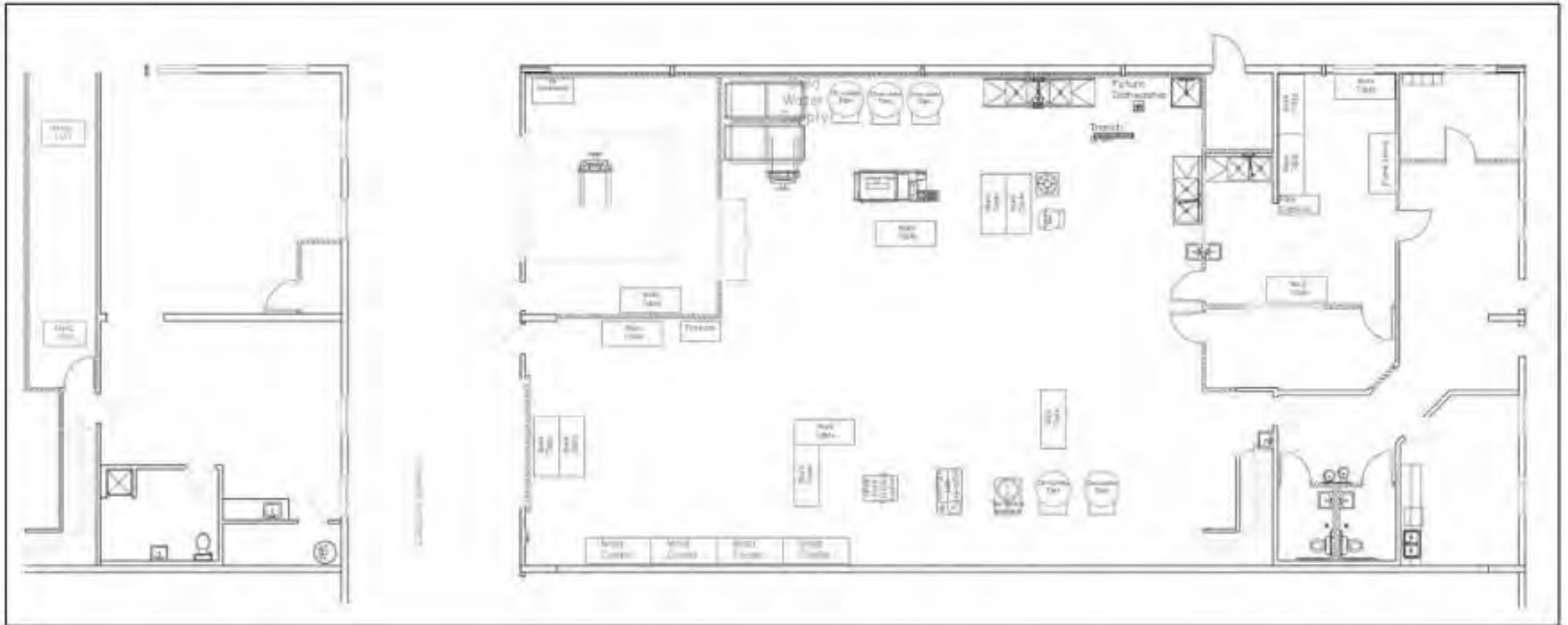
PROPERTY HIGHLIGHTS

- 1 Drive in Door 12' x 14'
- 3 bathrooms
- End Cap Unit
- Individually metered gas and electric.
- 23' ceiling height in the warehouse.
- Furniture, Fixtures, and Equipment (FF&E) available.
- MIP license available.

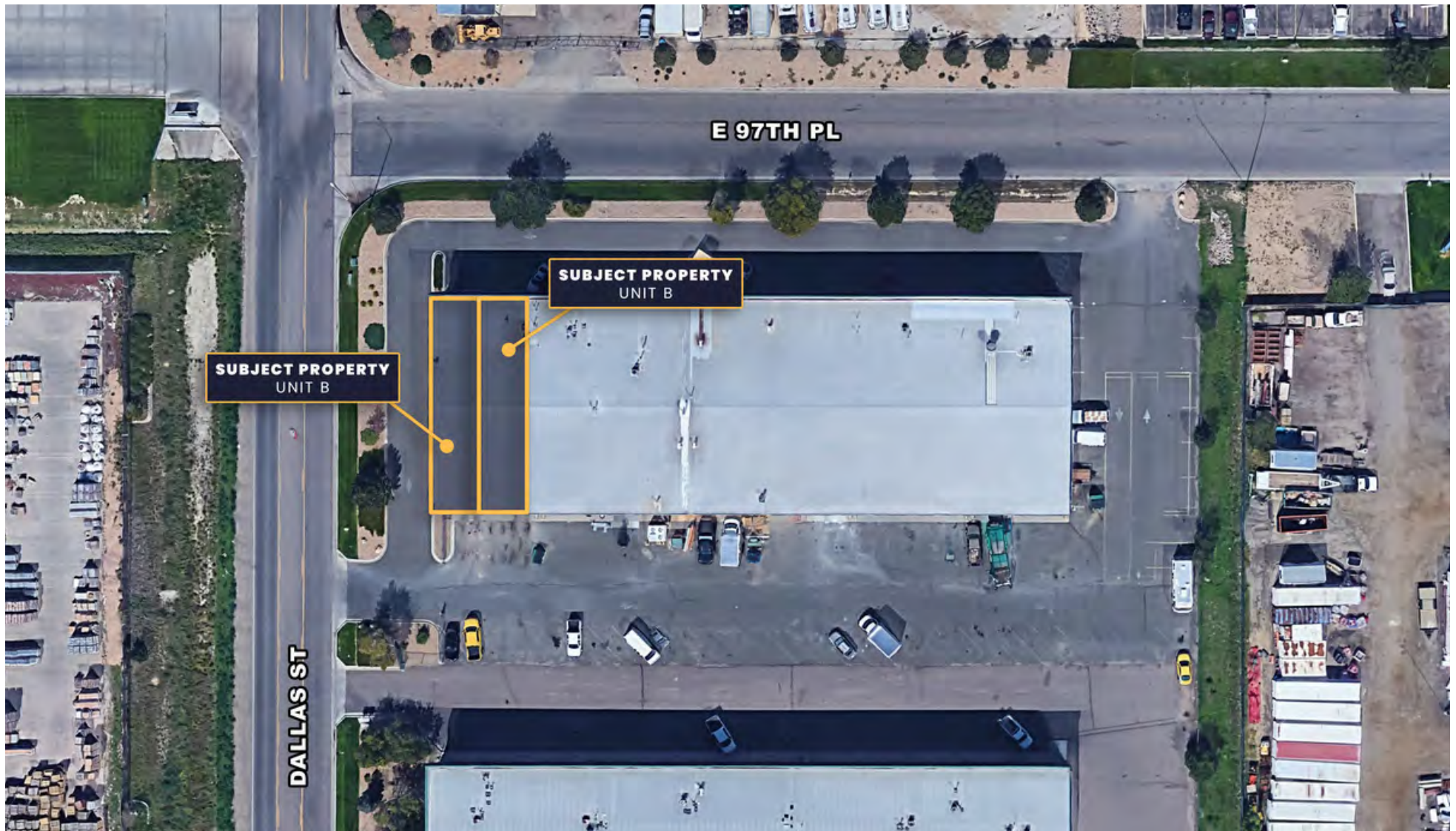
ADDITIONAL PHOTOS



FLOOR PLAN



SITE PLAN



AERIAL MAP

