

land office industrial retail investments

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Commercial Property With Yard

8461 Delaware St, Thornton, CO 80260



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Bldg. Size:	18,582± SF
Lot Size:	0.79 Acres
Zoning:	B-P Thornton
Ceilings:	10' Clear
Loading:	1-External Dock
YOC:	1972
Parking:	18 surface spaces
Taxes:	Mill Levy: 115.282 (Adams County)
Sprinklers:	Yes
Roof:	8/2019 New Versico TPO 60 MIL- 15 Yr. Mat. Warr.
Yard:	0.40 Acre Fenced Yard
Kitchen:	Comm. Kitchen/ 500 gal. grease interceptor

Well located commercial property, approximately 0.4 miles from I-25 and West 84th Ave in Thornton, CO. Currently fully built-out as office space with a commercial kitchen. 13,908 SF on the main level, 4,674 SF on the lower level which offers access to the fenced yard. This property could continue as an office use or be repurposed to an industrial, retail or personal services use per the Business Park District zoning in Thornton. A new Versico TPO 60MIL roof was installed on 8/20/2019.

Click on PDF for Business Park (BP) Zoning Info:



Fuller Real Estate (303) 534-4822 Click for Brokerage Disclosure Tanner Fanello (720) 306-6022 direct (303) 945-1335 mobile **Brian Baker** (720) 287-5416 direct (720) 280-4733 mobile

Main Level - 8461 Lower Level - 8461 2'-4" 18'-2" MECHANICAL ROOM OFFICE 216 CLASSROOM CLASSROOM SLEEPING ROOM ROOM 248 OPEN M AREA 114A SLEEPING ROOM 247 OPEN AREA 114 SHARED LIVING AREA 249 OFFICE 215 9'-75" 0 SLEEPING ROOM 246 TME-OUT ROOM 255 CLASSROOM LOUNGE/ GAMEROOM 218 13'-8½" 閏 9'-5" EXISTING- FIELD VERIFY 14'-0" 6'-8" "ס-ידו SLEEPING ROOM 245 VERIFY EXISTING WALL- SHALL BE I-HOUR SEPARATION WALL PER 4192 MECHANICAL UNIT-FIELD VERIFY 6 LOCATION AND A6 CLEARANCE REQ. CONFERENCE ROOM 219 OFFICE 23Ø OFFICE 212 2 A6 CONC. TRAINING/ DINING OVERFLOW CONFERENCE ROOM 233 OFFICE 211 OFFICE OFFICE 228 TRAINING/ DINING OVERFLOW 243 OFFICE 210 OPEN WORK AREA 25'-6" 229 BREAK ROOM 234 2Ø5 OFFICE 208 EXISTING CONC. COLUMN DINING AREA 241 OFFICE 222 DOCK 242 12'-5" 13'-0" 7 A6 WALK-IN FREEZER 240 DISABLE/REMOVE EXISTING VAULT DOOR WAITING 201 -EH-+, CONFERENCE ROOM 206 4 A6 Dock-Hi Door STORAGE 231 SEARCH EXISTING CONC. VESTIBULE 30'-7 -EXISTING METAL PANELS AND ROOF COPING TO BE PAINTED PER OWNER MAIN FLOOR PLAN