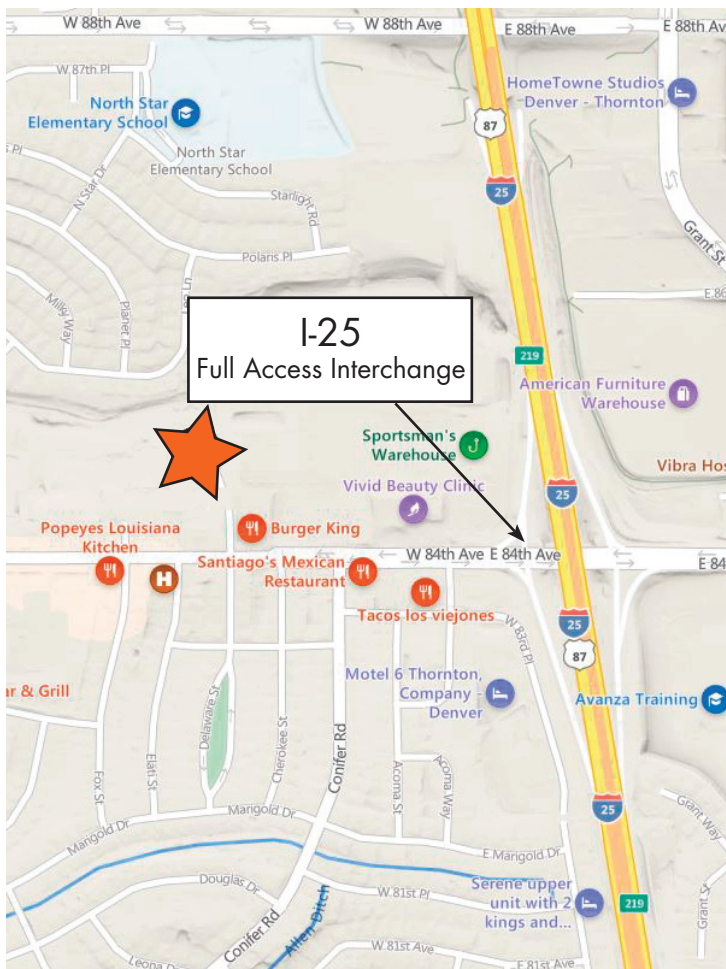




Fenced
Yard



Commercial Property With Yard

8461 Delaware St, Thornton, CO 80260



FOR SALE: \$1,725,000

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:](#)



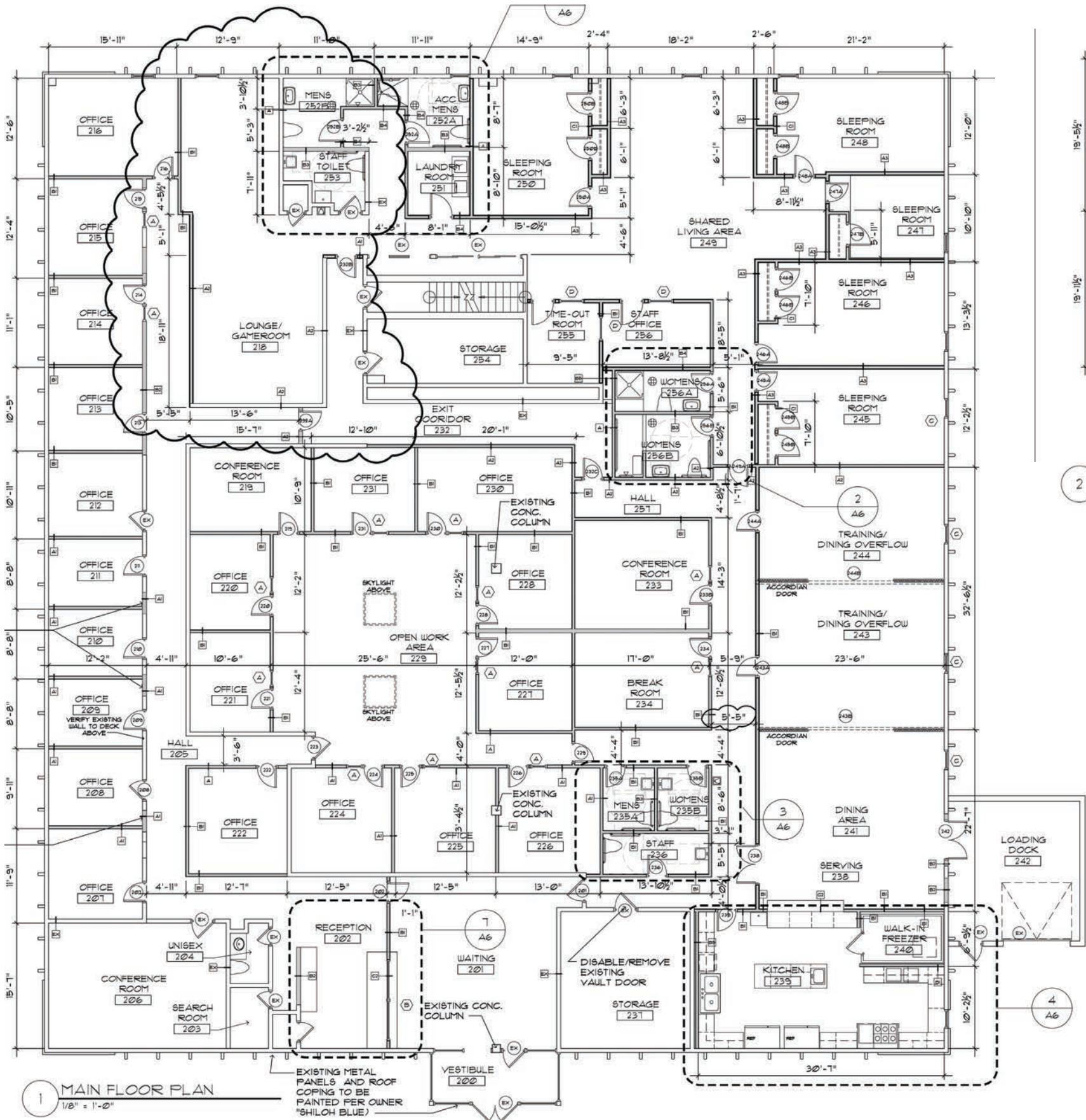
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Main Level - 8461



Lower Level - 8461

