



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



www.FullerRE.com

Commercial Property with Yard

8461 Delaware St, Thornton, Colorado 80260



Fenced Yard



Click Here on PDF for Drone Video

FOR SALE: \$1,950,000

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:



Fuller Real Estate
(303) 534-4822

Click for
Brokerage
Disclosure

Tanner Fanello
(720) 306-6022 direct
(303) 945-1335 mobile
TFanello@FullerRE.com

Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com

©2023 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.

Lower Level

