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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Properties with Yard For Sale

8461 & 8451 Delaware St, Thornton, CO 80260

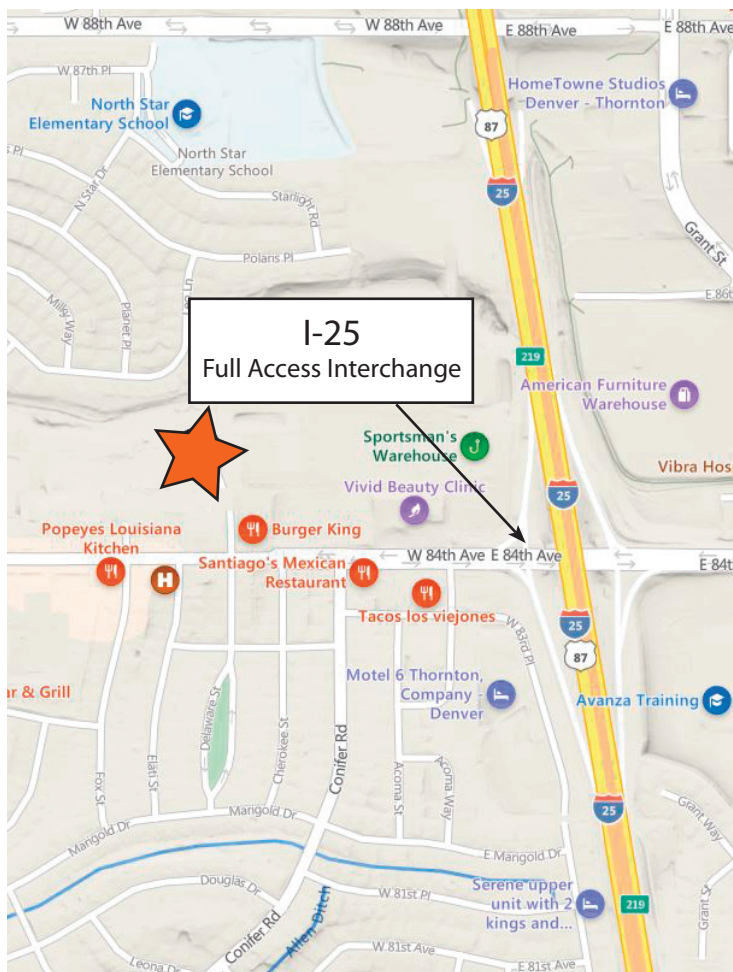


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[Click Here on PDF for Drone Video](#)

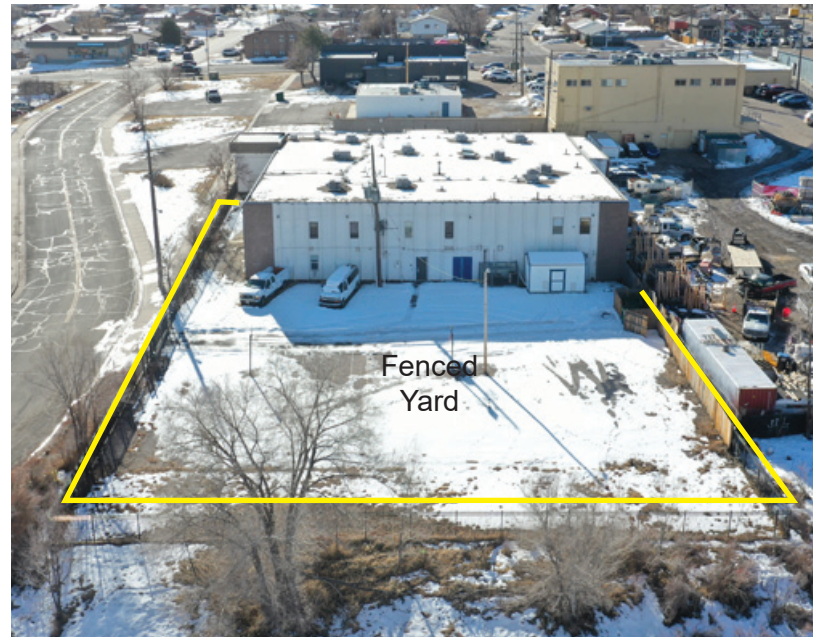
**FOR SALE: \$2,400,000**



**Zoning Information:**

[Click to view Business Park \(BP\) Zoning](#)

[Click to view Community Retail \(CR\) Zoning](#)



8461 Delaware St - #2	
<b>Bldg. Size:</b>	18,582± SF
<b>Lot Size:</b>	0.79 Acres
<b>Zoning:</b>	B-P Thornton
<b>Ceilings:</b>	10' Clear
<b>Loading:</b>	1-External Dock
<b>YOC:</b>	1972
<b>Parking:</b>	18 surface spaces
<b>Taxes:</b>	Mill Levy: 115.282 (Adams County)
<b>Sprinklers:</b>	Yes
<b>Roof:</b>	8/2019 New Versico TPO 60 MIL- 15 Yr. Mat. Warr.
<b>Yard:</b>	0.40 Acre Fenced Yard
<b>Kitchen:</b>	Comm. Kitchen/ 500 gal. grease interceptor

8451 Delaware St - #1	
<b>Bldg. Size:</b>	2,250± SF
<b>Lot Size:</b>	0.38 Acres
<b>Zoning:</b>	CR (Community Retail)
<b>YOC:</b>	1964

Well located commercial properties, approximately 0.4 miles from I-25 and West 84th Ave in Thornton, CO. The two properties combine for 20,832 SF on 1.17 acres with a fenced yard. Both properties are currently built-out as office space with a commercial kitchen in 8461 Delaware St. The properties could continue as an office use or be repurposed to an industrial, retail or personal services use per the Business Park & Community Retail District zoning in Thornton. Great investment or owner/user opportunity.

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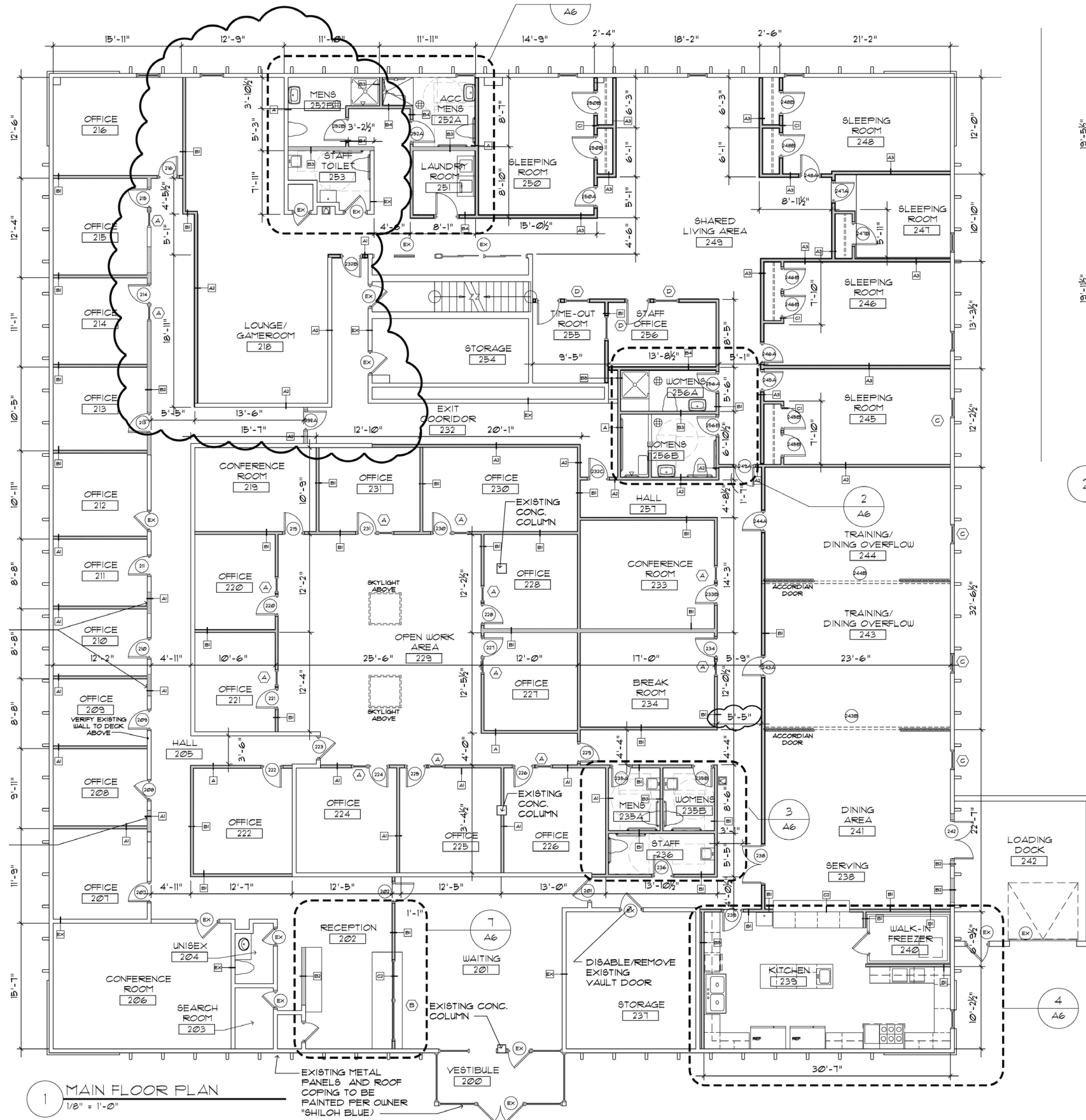
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Main Level - 8461



Lower Level - 8461

