

# Industrial / Flex / Showroom For Sale or For Lease

9690 Dallas St., Units I-J, Commerce City, CO 80640

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**For Sale: \$1,350,000 or For Lease - Call Broker For Lease Details**

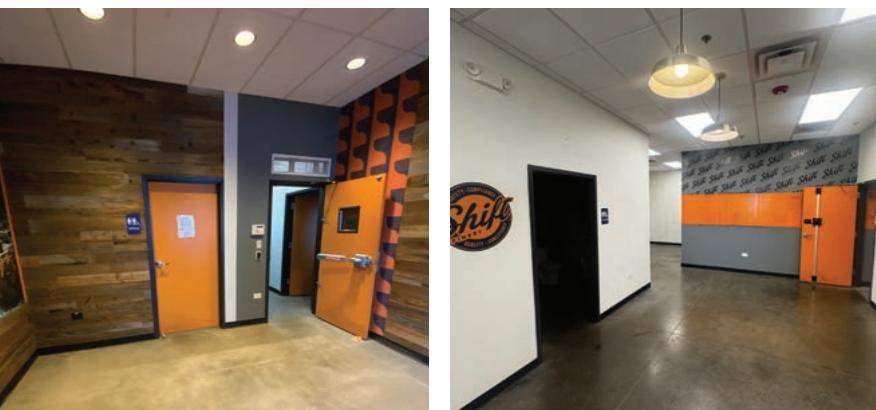
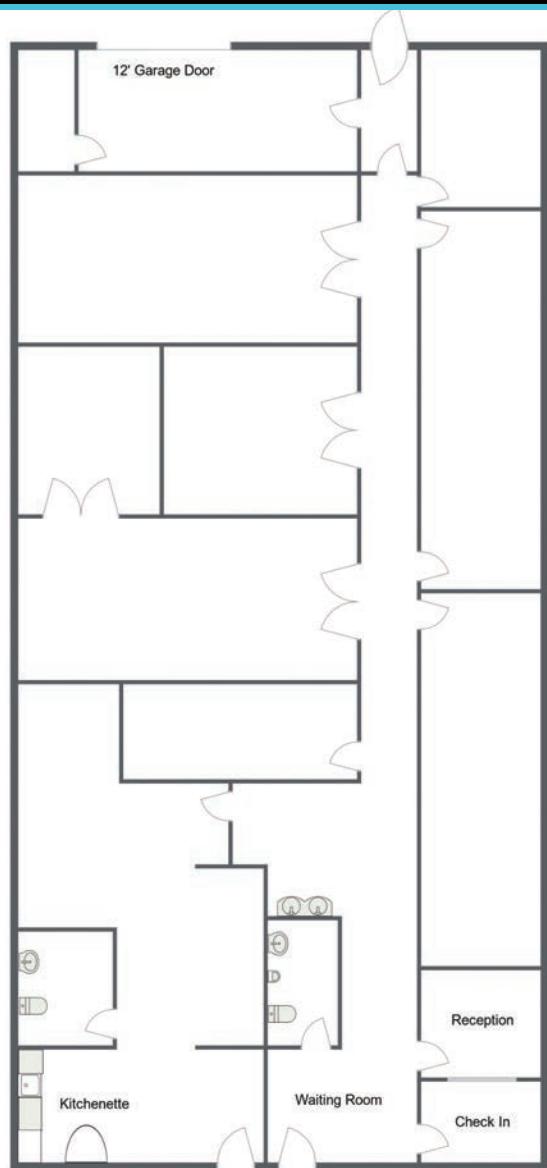
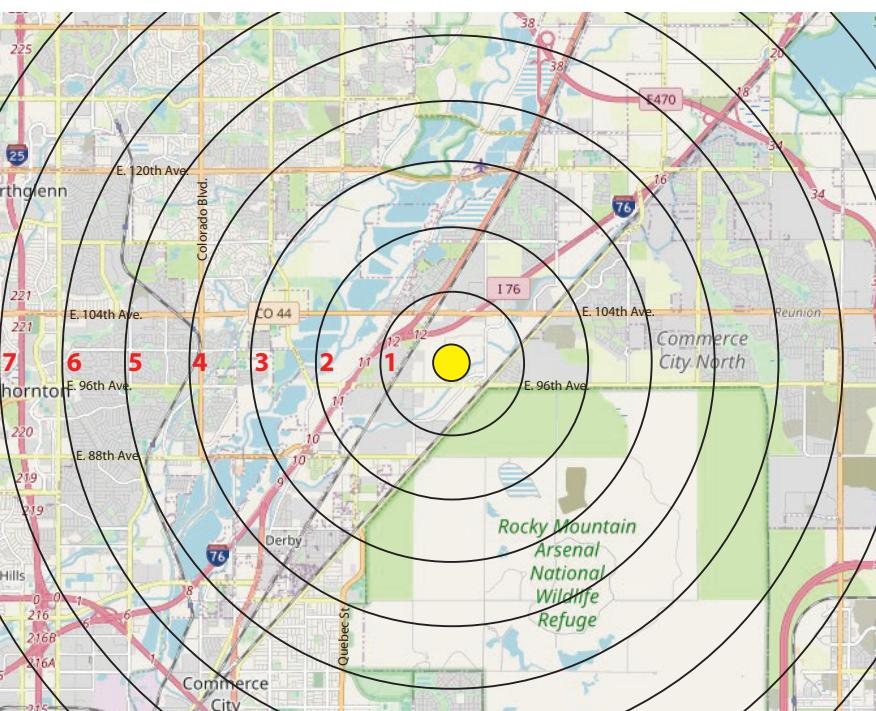
## SPACE / BUILDING OVERVIEW

<b>Units I &amp; J</b>	5,000± SF (Units cannot be sold separately)
<b>YOC:</b>	2000, Renovated 2017
<b>HOA:</b>	\$990.74/Mo.
<b>Loading:</b>	(1) 12'x14' Drive-In Door
<b>Ceiling:</b>	23' Clear
<b>Zoning:</b>	I-3 (Marijuana uses allowed by owner association)
<b>Electrical:</b>	3 Phase, 200 Amps
<b>Taxes:</b>	\$13,158 (covers both units)

## PROPERTY HIGHLIGHTS

Units I & J are contiguous industrial/flex/retail showroom condos totaling 5,000 SF. The facility was previously used as a cannabis MIP facility, with a layout that can accommodate light to heavy industrial users. The units offer:

- o Retail storefront
- o Large kitchen area
- o (2) ADA restrooms
- o Multiple warehouse areas with drop ceiling, that can be converted back to 23' clear warehouse
- o Fire Sprinklers (wet)
- o Semi-Truck Circulation



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	
	Population	1,051	24,926	153,479
	Households	326	7,466	49,727
	Median HH Income	\$104,401	\$102,004	\$92,636
	Median Age	31.20	33.40	35.10
	Traffic	7,043 vpd - E. 96th Ave. at Dallas St. (2025)		

Source: CoStar 2025