

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

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

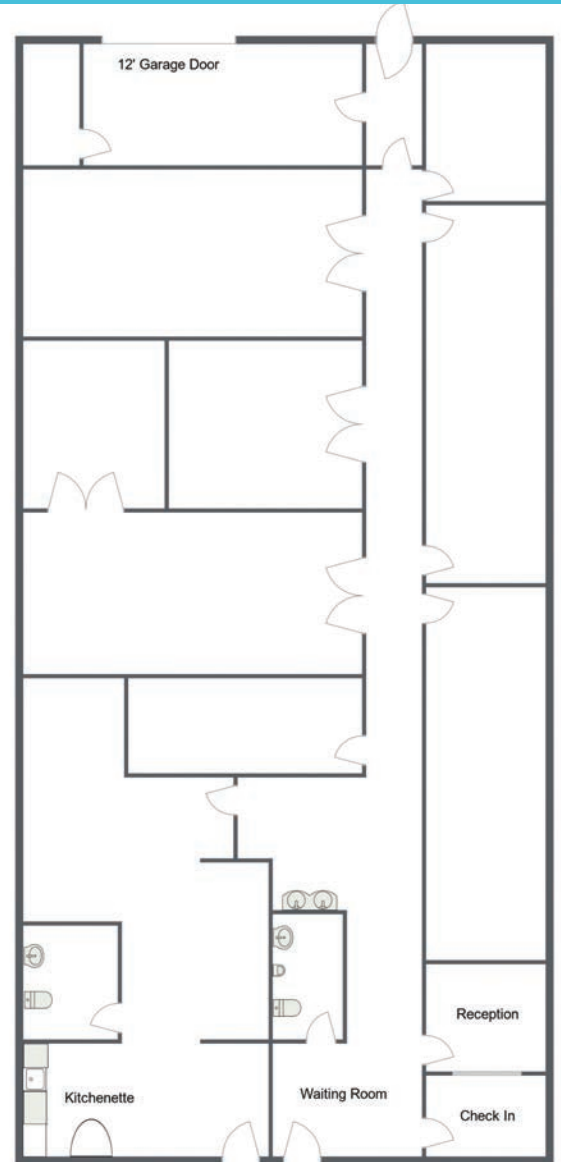
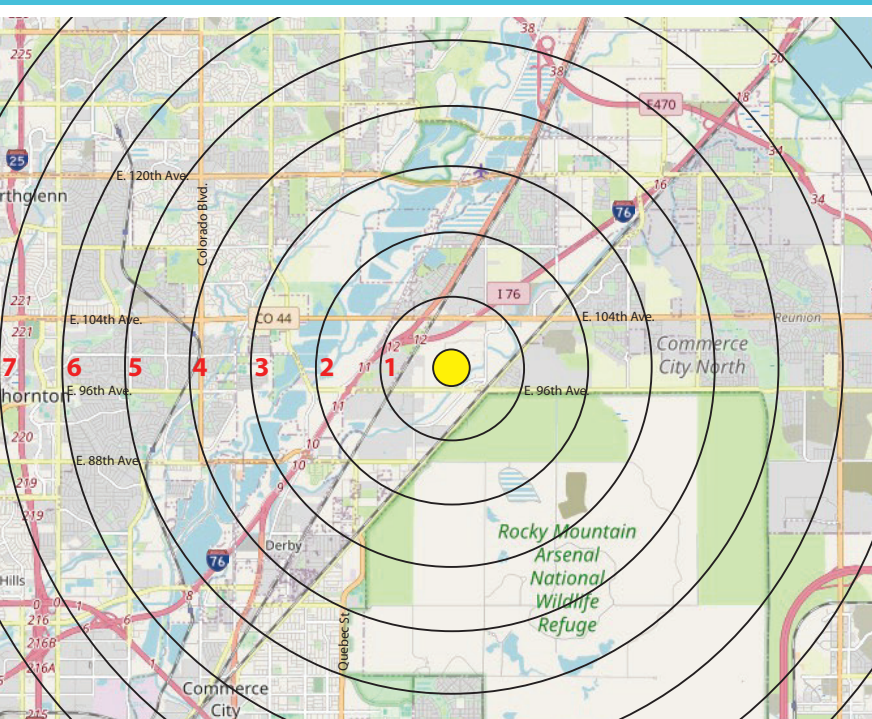
- Retail storefront
- Large kitchen area
- (2) ADA restrooms
- Multiple warehouse areas with drop ceiling, that can be converted back to 23' clear warehouse
- Fire Sprinklers (wet)
- Semi-Truck Circulation



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS






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Floorplan presented as a visual reference only and may not be totally accurate.



DEMOGRAPHICS

	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