

7627 DAHLIA



CUSHMAN &
WAKEFIELD



JIOS
A JCI Company

14,980 SF ON 6.06 ACRES

DAHLIA STREET

FOR LEASE: HEAVY INDUSTRIAL
OUTSIDE STORAGE PROPERTY



14,980 SF ON 6.06 ACRES

PROPERTY OVERVIEW

7627 Dahlia is ideally located in central Denver with great connectivity to the entire metro area. The property totals 6.06 acres of land and 14,980 SF of improvements. The property features 16'-18' clear height, five (5) drive-thru bays, one (1) drive-in door, I-2 Zoning in unincorporated Adams County, and plenty of outside storage.

LOCATION & ACCESS

7627 Dahlia Street is located just north of 74th Avenue and Dahlia Street in a predominately industrial neighborhood. It can be easily accessed from Interstate 76, 270, and 25. With quick access to Vasquez Blvd and 74th Avenue, occupiers are able to maneuver quickly around the metro area.



Available September 1st, 2024

Total RSF	14,980 SF
Office SF	±5,500 SF
Site Size	±6.06 Acres
Loading	(11) Grade Level Doors (5) Drive-thru Bays (1) Drive-in Door
Clear Height	16'-18'
Zoning	I-2 (Unincorporated Adams County)
Yard	Fenced, Gated, & Lit
Sprinklers	None
Mill Levy	85.279
2024 Taxes	\$42,679.16

Call Broker for Pricing

7627 DAHLIA STREET

SITE PLAN



E. 77TH AVENUE

DAHLIA STREET

LOADING
(11) Grade Level Doors

7627 DAHLIA ST.

COMMERCE CITY, COLORADO 80022



Destination	Drive Time	Distance
I-76	3 MINUTES	1.4 MILES
I-270	5 MINUTES	3.0 MILES
I-25	5 MINUTES	3.5 MILES
I-70	8 MINUTES	6.7 MILES
CBD	10 MINUTES	7.5 MILES



CONTACT

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