

INDUSTRIAL / FLEX PROPERTY FOR SALE OR LEASE

2626 8TH AVENUE | GARDEN CITY, CO 80631



SALE PRICE:
\$3,400,000 (\$87/SF)

LEASE RATE:
\$6.00 - 10.00/SF NNN
NNN: \$3.10/SF

TI ALLOWANCE:
Negotiable

PROPERTY OVERVIEW

2626 8th Avenue offers 3,600 - 15,100 SF industrial/flex space with easy access to both Hwy. 34 & Hwy. 85 providing regional connectivity to Denver and Cheyenne. With 10' - 30' in clear height, both drive-in and dock-high for loading and heavy power, this building offers a multitude of uses and configurations for multi-tenant occupancy. Recent renovations include new paint, lighting and flooring in the office area along with additional updates throughout including LED lighting, restrooms, roof and storefront windows.

- Ability to add more storefront windows, overhead doors, or fenced yard, based on tenants' needs
- Heavy power available for manufacturing or equipment needs

P **PARKING**
17 SPACES (PAVED ON 8TH AVENUE)
14 SPACES (PAVED ON 27TH AVENUE)
GRAVEL PARKING (27TH & 7TH)

 **LOT SIZE**
1.33 ACRES

 **LOADING**
(3) 10' X 10' OHD'S
(2) 8' X 8' OHD'S
(1) 12' X 10' OHD
(2) DOCK-HIGH DOORS

 **ZONING**
COMMERCIAL

 **BUILDING SIZE**
39,069 SF

 **CLEAR HEIGHT**
10' - 30'
(19' - 30' IN 17,000 SF OF WAREHOUSE)

 **POWER**
3-PHASE, 480V, 1,000 AMP

 **TAX INCENTIVES**
COLORADO ENTERPRISE ZONE



STORAGE
OUTDOOR & MEZZANINE



RECENTLY
RENOVATED (2025)



SPRINKLERS
FULLY SPRINKLERED

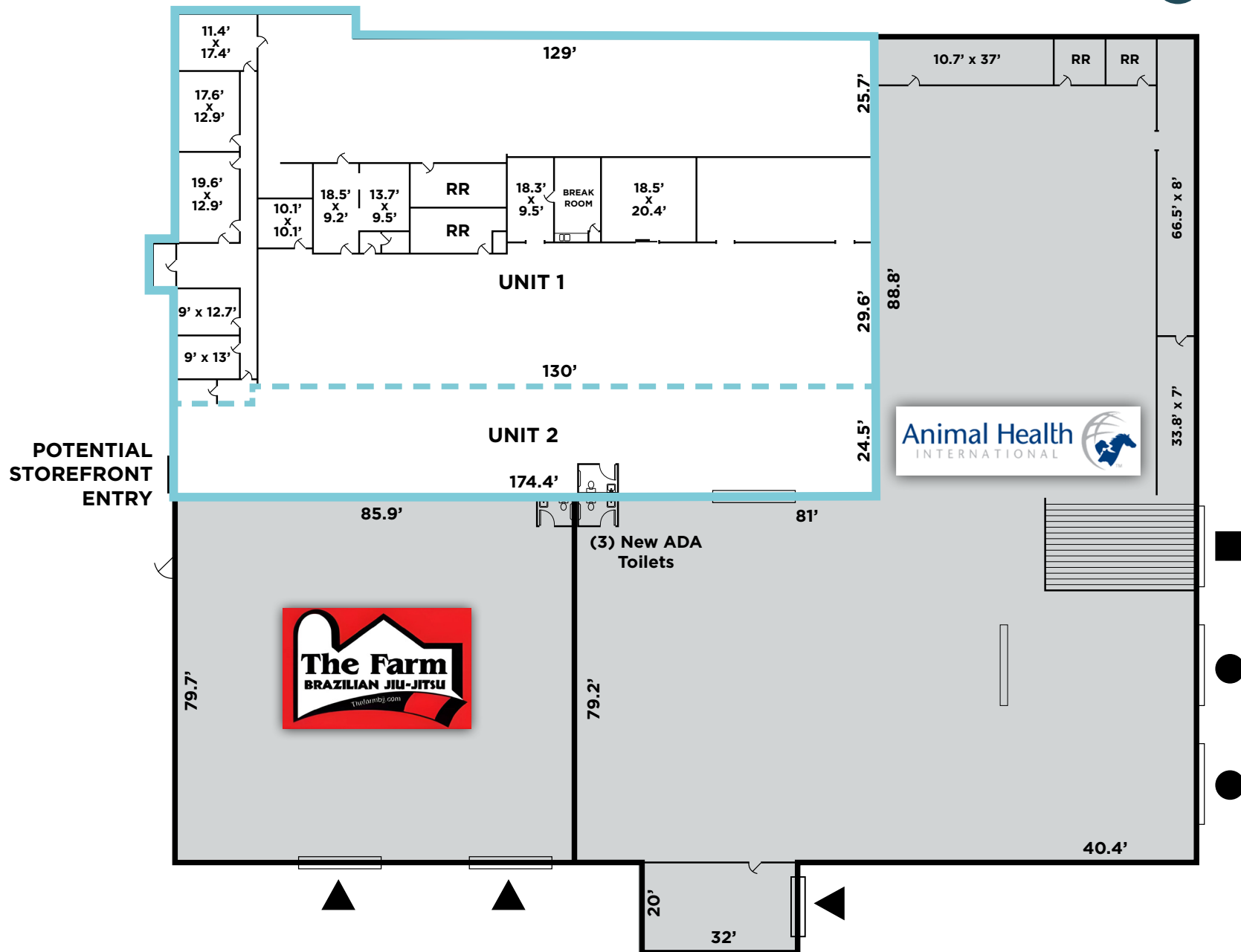


FLOOR PLAN

DIVISIBLE OPTIONS

UNIT 1: ±11,500 SF Office/Flex

UNIT 2: ±3,600 SF Warehouse/Flex



--- Demising Wall



OHD



Dock High OHD



Ramped OHD



CONTACT

TYLER MURRAY

Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK

Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

JARED GOODMAN, CCIM, SIOR

Managing Director
+1 970 690 4227
jared.goodman@cushwake.com

ANNE SPRY

Senior Associate
+1 970 690 0167
anne.spry@cushwake.com

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