

Proposed Commercial Condo Land For Sale

Land and Conceptual Site Plan Included

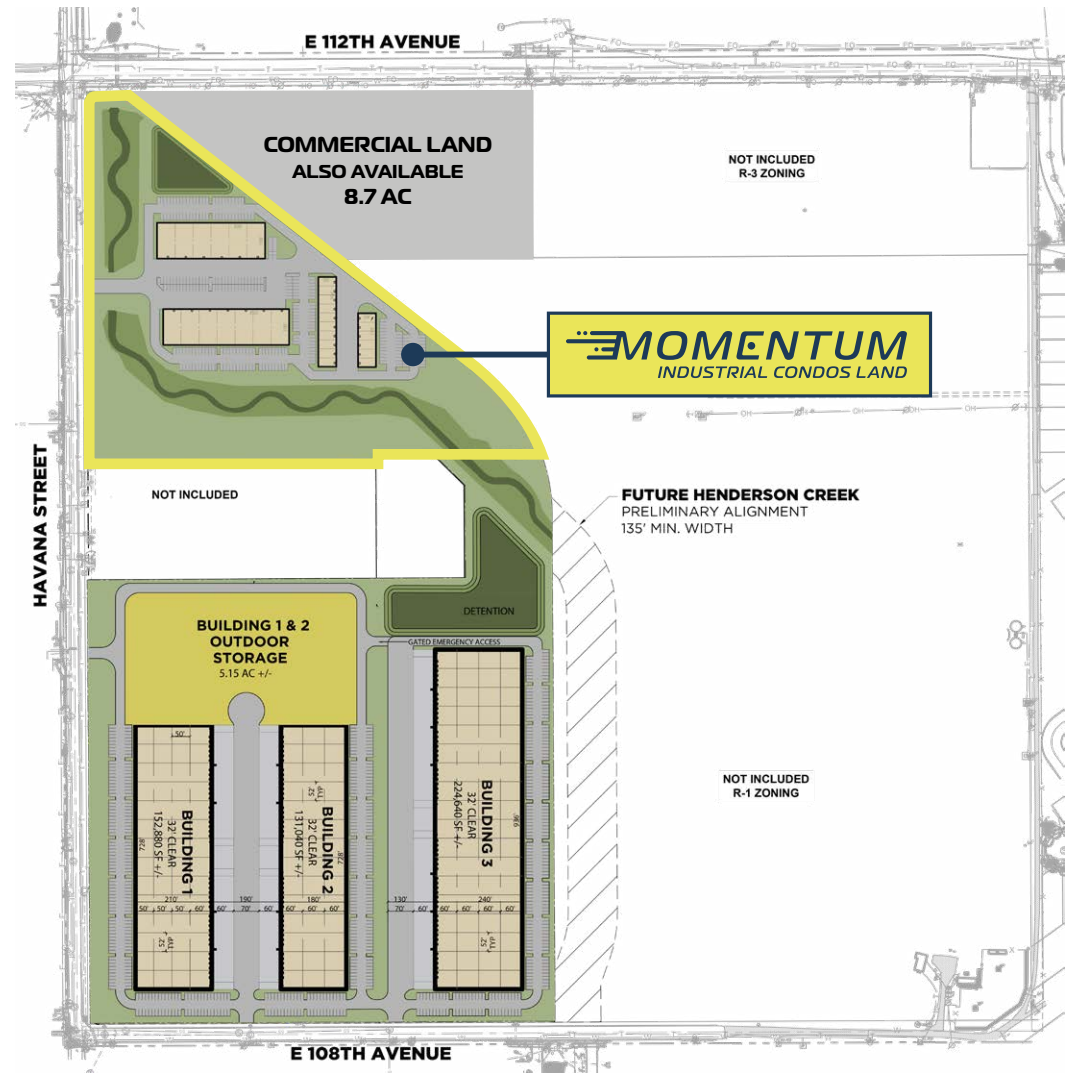
CUSHMAN &
WAKEFIELD



MOMENTUM
INDUSTRIAL CONDOS LAND

Site Selection MADE EASY

Conveniently located along the I-76 corridor, Momentum Retail Center sits near the junction of I-76 and Highway 85 for maximum exposure and visibility. Boasting high traffic volumes and easy access via two freeway exits, this location also shares a neighborhood with over 1600 households within one mile, and is immediately adjacent to future residential development.



Opportunity Highlights:

- **PRICING:** \$4,443,120 (\$6.00/SF)
- **17 ACRE CONDO PROJECT** WITH CONCEPTUAL SITE PLAN FOR 4 BUILDINGS
- **I-1 ZONING** ALLOWS FOR A MULTITUDE OF USES [\(SEE PAGE 3\)](#)
- WATER FOR DEVELOPMENT IN PLACE
- LOCATED JUST NORTH OF THE JUNCTION OF I-76 AND HWY 85

A Gateway to *OPPORTUNITY*



Site Details:

- Located in Adams County Enterprise Zone and Limon Foreign Trade Zone
- Competitive property tax mill levy
- Utilities in place in adjacent ROW

[View Approved Zoning Uses for I-1](#)



Proposed Project *DETAILS*

ALL BUILDINGS

Sprinkled	Yes
HVAC	Located in office area
Electrical	100 AMPS 480 volt, 3 Phase
Mezzanine	Ready

BUILDING 1

Building Area	±30,000 SF
Typical Condo Size	±5,000 SF
Clear Height	22'
Auto Parking	85 stalls
Drive-In Doors	12' W x 14' H
# of Drive-Ins	6
Trailer/Unload Stalls	2

BUILDING 2

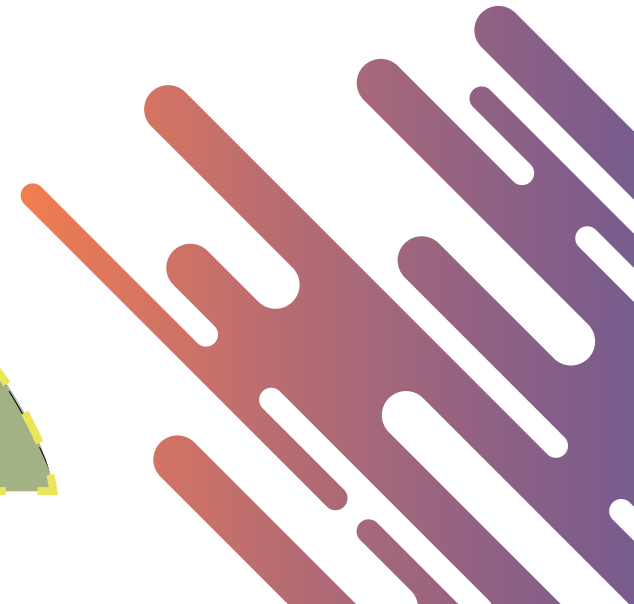
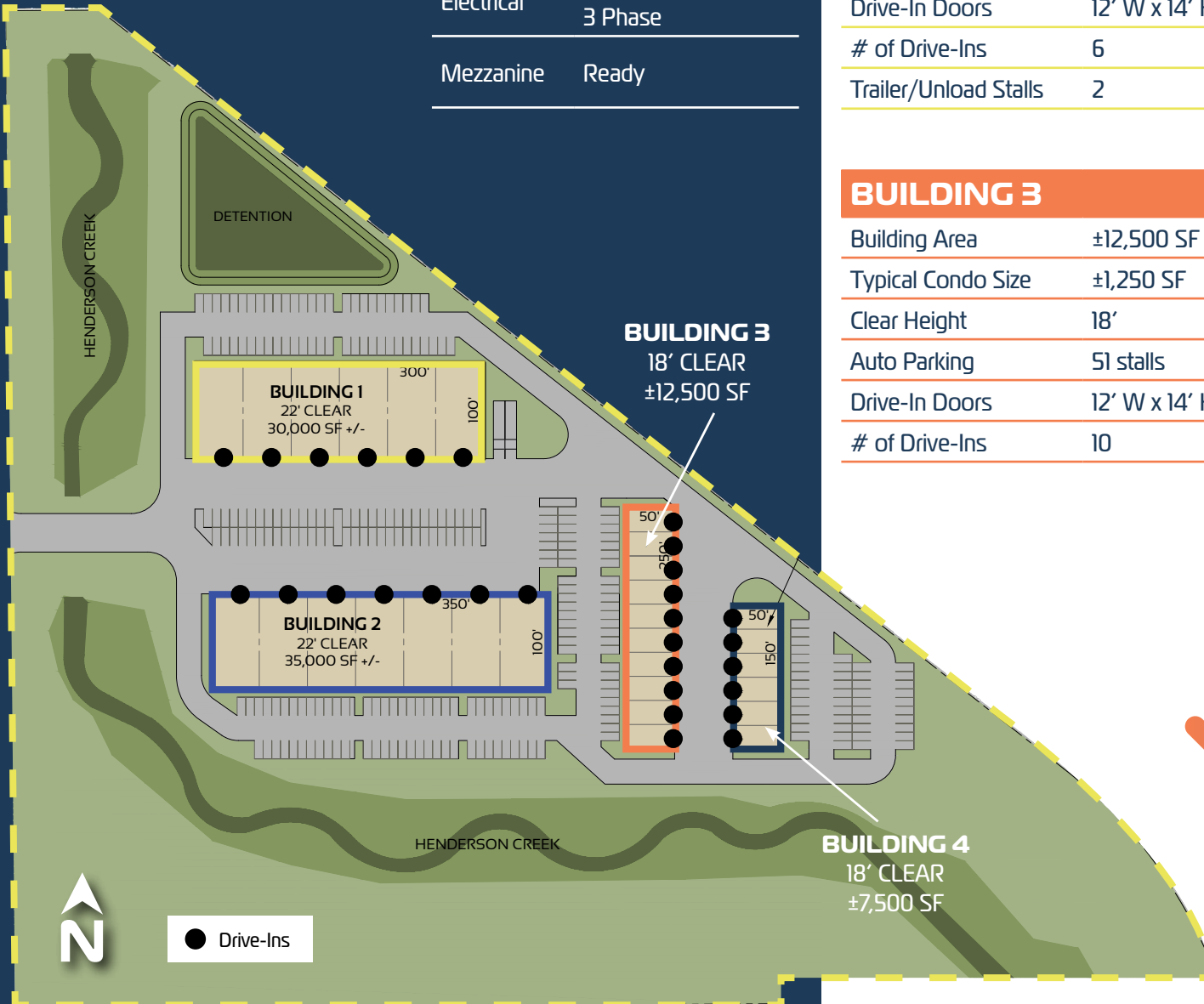
Building Area	±35,000 SF
Typical Condo Size	±5,000 SF
Clear Height	22'
Auto Parking	94 stalls
Drive-In Doors	12' W x 14' H
# of Drive-Ins	7

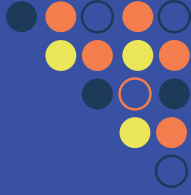
BUILDING 3

Building Area	±12,500 SF
Typical Condo Size	±1,250 SF
Clear Height	18'
Auto Parking	51 stalls
Drive-In Doors	12' W x 14' H
# of Drive-Ins	10

BUILDING 4

Building Area	±7,500 SF
Typical Condo Size	±1,250 SF
Clear Height	18'
Auto Parking	45 stalls
Drive-In Doors	12' W x 14' H
# of Drive-Ins	6





Examples of *APPROVED USES*

Current Commerce City "I-1" Light Intensity Industrial District allows for a variety of commercial, industrial, and retail uses. Final use is subject to city permitting and licensing approval

[VIEW LAND USE TABLE](#)

Retail Sales



Contractor's Warehouse



Professional Office



Auto-Related



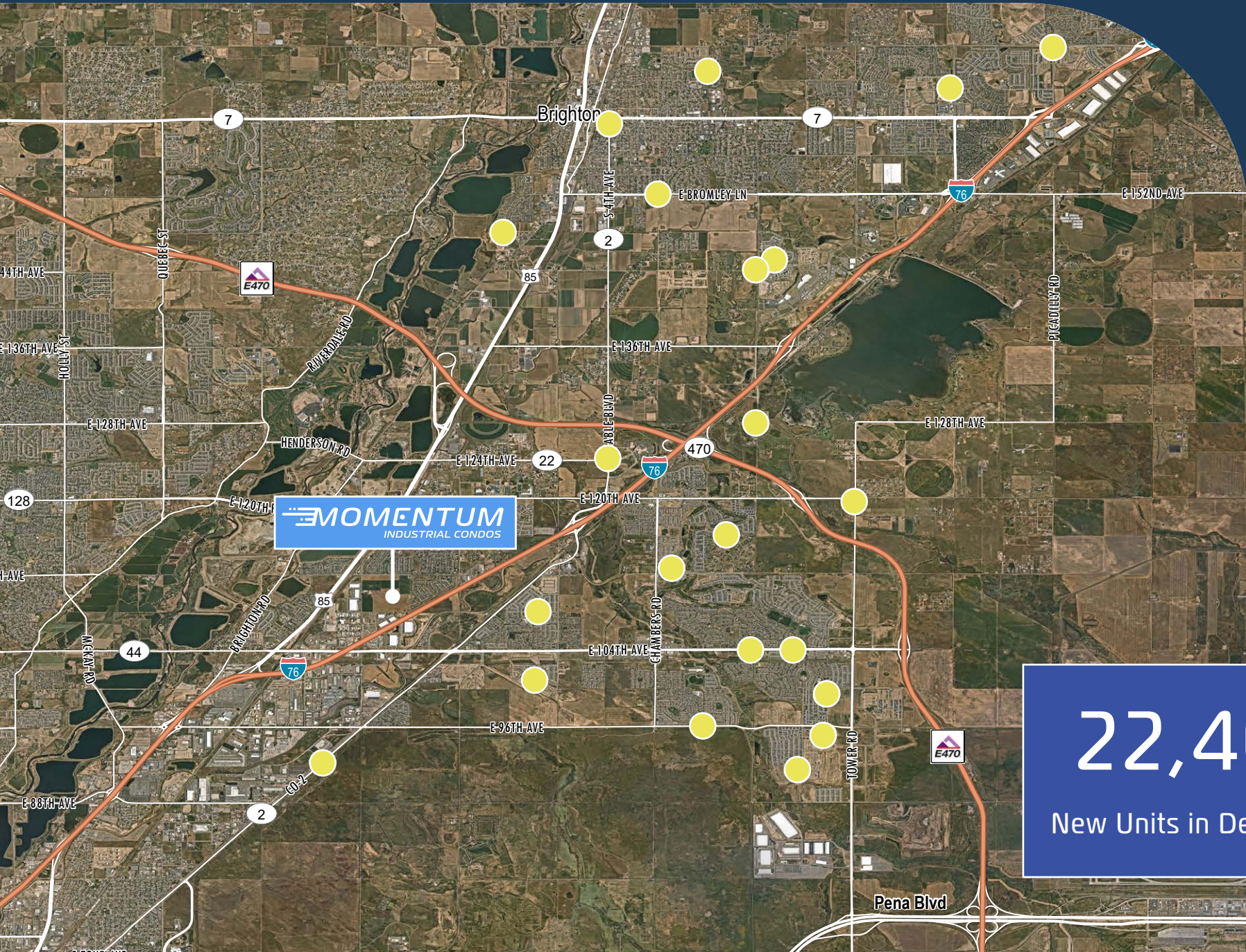
Warehousing/Storage



Recreational



NEARBY RESIDENTIAL DEVELOPMENTS



MOMENTUM
INDUSTRIAL CONDOS

22,400+
New Units in Development

Favorable *DEMOGRAPHICS*

Favorable demographics and limited retail options combine to make this a site full of opportunity for both investors and end users.

Population Statistics

	3-MILE RADIUS	5-MILE RADIUS
Total Population	29,095	121,446
Total Housing Units	9,369	40,375
Total Daytime Population	23,061	80,583
Average Household Income	\$131,262	\$144,431
Median Age	33.2	34.1

Traffic Counts

Hwy 85
46,000 VPD

I-76
33,000 VPD

Hwy 85 / 112th Ave exit
6,819 VPD

I-76 at the 120th Pkwy exit
11,904 VPD

Havana St and 112th
1,739 VPD

MOMENTUM

INDUSTRIAL CONDOS LAND

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ABOUT KARIS:

Karis develops industrial development sites, cold storage facilities, and data center development sites across key U.S. markets, delivering power-ready sites and infrastructure designed for logistics, distribution, and mission-critical operations. We build with purpose, execute with precision, and create lasting value.



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