

\$5,000,000 - 8690 Verbena Street, Commerce City

MLS® #2633951 REALTOR Listing Office: Remax inMotion

\$5,000,000

0 Bedroom, 0.00 Bathroom, 13,904 sqft
Commercial Sale on 5 Acres

N/A, Commerce City, CO

Situated just outside the Denver metro area, 8690 Verbena St places your business or investment squarely in one of the most dynamic industrial regions in Colorado. With the city's comprehensive plan already paving the way for industrial zoning, this 5.484-acre property blends rural functionality with metropolitan accessibility.

Commerce City has become a hotspot for logistics, distribution, and warehouse expansion, with proximity to major interstates, commercial freight paths, and the Denver International Airport. Whether repurposed for business operations or held for long-term development, this property supports a high-value lifestyle centered around growth, access, and scale.

Bullet Points

Land & Zoning

5.484 acres of land

Currently zoned AG (Agricultural)

City-approved comprehensive plan supports
Industrial Warehousing & Distribution/Logistics

Rezoning potential to I-1 (Light Industrial)



Structures

- 2 residential homes on-site
- 9 outbuildings for storage, equipment, or future redevelopment
- Flat, usable terrain suitable for construction

Location

- Commerce City industrial corridor
- Easy access to major highways
- Close to Denver metro area
- Positioned near active commercial and logistics centers

Investment Potential

- Ideal for industrial development or holding
- Strong long-term value in a growing industrial market
- Multiple use possibilities for developers, business owners, or investors

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Listing Courtesy of Remax inMotion

Built in 1964

Essential Information

MLS® #	2633951
Price	\$5,000,000
Bathrooms	0.00
Square Footage	13,904
Acres	5.48
Year Built	1964

Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	8690 Verbena Street
Subdivision	N/A
City	Commerce City
County	Adams
State	CO
Zip Code	80022

Additional Information

Date Listed	June 13th, 2025
Zoning	A-1

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Listing information last updated on July 15th, 2025 at 4:04pm MDT