



PARKER FLEX FOR SALE | FOR LEASE

**10262 DRANSFELDT PL.
PARKER, CO 80134**

WORK | STORE | PLAY®

Project Information:

Total Project: 32,184 SF
2 Buildings - 18 Units
Completion: Fall 2024

PARKER FLEX RENDERING

Tours available upon request.

Uses:

Work – Store – Play®
Light Industrial Zoning

Best-In-Class Features:

14x14 OH Doors with Remote Operator,
Mezzanines with LVT Flooring, Rough in for Wet
Bars, Private Restrooms, LED Lights, HVAC with
Ducting, 3-Phase 150-Amp Power, Polished
Concrete Floors, 65+FT Drive Aisles, 24-Hour
Access

What is a Personal Warehouse®?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play® with a Personal Warehouse® as the only limit is your imagination!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

Work – Store – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

OVERVIEW

**PARKER FLEX
FOR SALE | FOR LEASE**

**10262 DRANSFELDT PL.
PARKER, CO 80134**

WORK | STORE | PLAY®

Page 2

COMPLETION:

Fall 2024

UNIT SIZES:

1,500 – 3,416 SF with ability to combine units

OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Store – Play®

FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit availability



PARKER FLEX SITE UNDER CONSTRUCTION

BEST-IN-CLASS FEATURES:

- For Sale and Lease
- Ideal for Small Business and Storage Space
- Insulated Masonry Construction
- LED Lights
- Mezzanines with LVT Flooring
- Polished Concrete Floors
- Rough in for Wet Bar
- Finished Private Restrooms
- Wide Paved Aisles
- 14 x 14 OH Door with Operators
- 24 / 7 Access

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- Customize Your Space!



PARKER FLEX SITE UNDER CONSTRUCTION



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

Work – Store – Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

SAMPLE PHOTOS

(CASTLE ROCK FLEX PROJECT EXAMPLE)

**PARKER FLEX
FOR SALE | FOR LEASE**

10262 S. DRANSFELDT PL.
PARKER, CO 80134

WORK | STORE | PLAY®

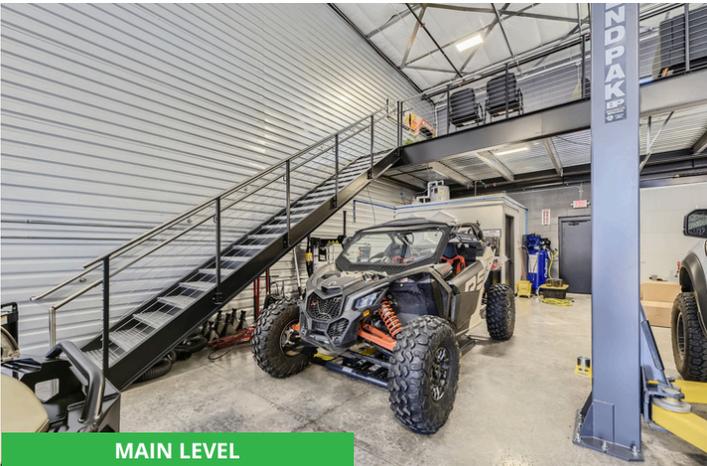
Page 3



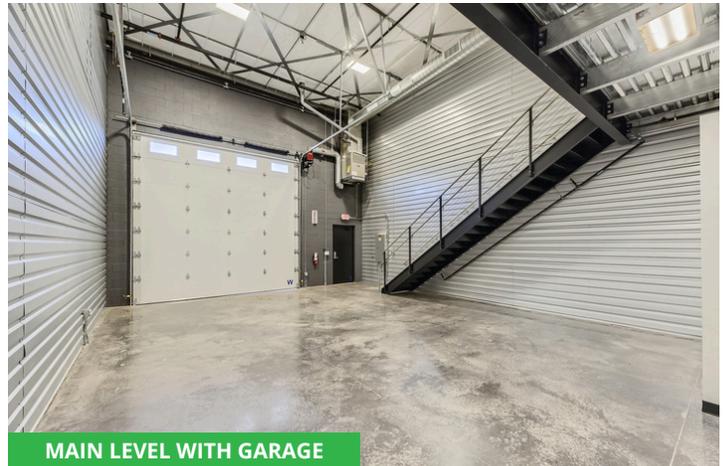
MAIN LEVEL



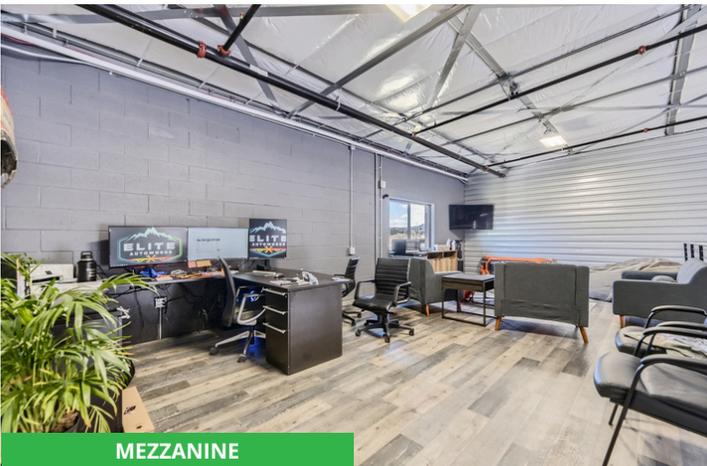
RESTROOM



MAIN LEVEL



MAIN LEVEL WITH GARAGE



MEZZANINE



MEZZANINE



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

**PARKER FLEX
FOR SALE | FOR LEASE**

**10262 S. DRANSFELDT PL.
PARKER, CO 80134**

WORK | STORE | PLAY®

Page 4

CONCEPT - SAMPLE USES



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

**PARKER FLEX
FOR SALE | FOR LEASE**

**10262 S. DRANSFELDT PL.
PARKER, CO 80134**

WORK | STORE | PLAY®

Page 5

AERIAL MAP



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

Work - Store - Play, Personal Warehouse, and the Personal Warehouse logo are trademarks of PW Development, LLC

SITE PLAN

10264 Dransfeldt Place							B.O.: BOTTOM OF	
UNIT #	1ST FL. AREA	MEZZ. FL. AREA	WIDTH	DEPTH	B.O. HIGH ROOF DECK	B.O. LOW ROOF DECK		
101	1,998 sf	532 sf	37'-0"	54'-0"	23'-6"	22'-0"		
105	1,458 sf	392 sf	27'-0"	54'-0"	23'-6"	22'-0"		
109	2,916 sf	500 sf	54'-0"	54'-0"	23'-6"	22'-0"		
113	1,620 sf	442 sf	30'-0"	54'-0"	24'-2"	22'-8"		
117	1,620 sf	442 sf	30'-0"	54'-0"	24'-2"	22'-8"		
121	2,916 sf	500 sf	54'-0"	54'-0"	24'-2"	22'-8"		
125	1,458 sf	393 sf	27'-0"	54'-0"	24'-10"	23'-4"		
129	1,458 sf	392 sf	27'-0"	54'-0"	24'-10"	23'-4"		
133	1,620 sf	430 sf	30'-0"	54'-0"	24'-10"	23'-4"		

10262 Dransfeldt Place							B.O.: BOTTOM OF	
UNIT #	1ST FL. AREA	MEZZ. FL. AREA	WIDTH	DEPTH	B.O. HIGH ROOF DECK	B.O. LOW ROOF DECK		
100	1,350 sf	402 sf	30'-0"	45'-0"	24'-8"	23'-4"		
104	2,430 sf	500 sf	54'-0"	45'-0"	24'-8"	23'-4"		
108	1,215 sf	365 sf	27'-0"	45'-0"	24'-8"	23'-4"		
112	1,215 sf	366 sf	27'-0"	45'-0"	24'-0"	22'-8"		
116	1,350 sf	412 sf	30'-0"	45'-0"	24'-0"	22'-8"		
120	2,565 sf	500 sf	57'-0"	45'-0"	24'-0"	22'-8"		
124	1,215 sf	366 sf	27'-0"	45'-0"	23'-4"	22'-0"		
128	1,215 sf	366 sf	27'-0"	45'-0"	23'-4"	22'-0"		
132	2,565 sf	500 sf	57'-0"	45'-0"	23'-4"	22'-0"		

SITE	
LOT AREA	87,315 sf
TOTAL PARKING	68
PARKING STALLS	62
PARKING (ADA)	4
PARKING (VAN)	2
BICYCLES	8

