



NEW CLASS A INDUSTRIAL
FOR SALE OR LEASE $\pm$ 14,500 - 133,133 SF

Delivery Q1 2027 | Compark Blvd at S Chambers Rd, Parker, CO 80112

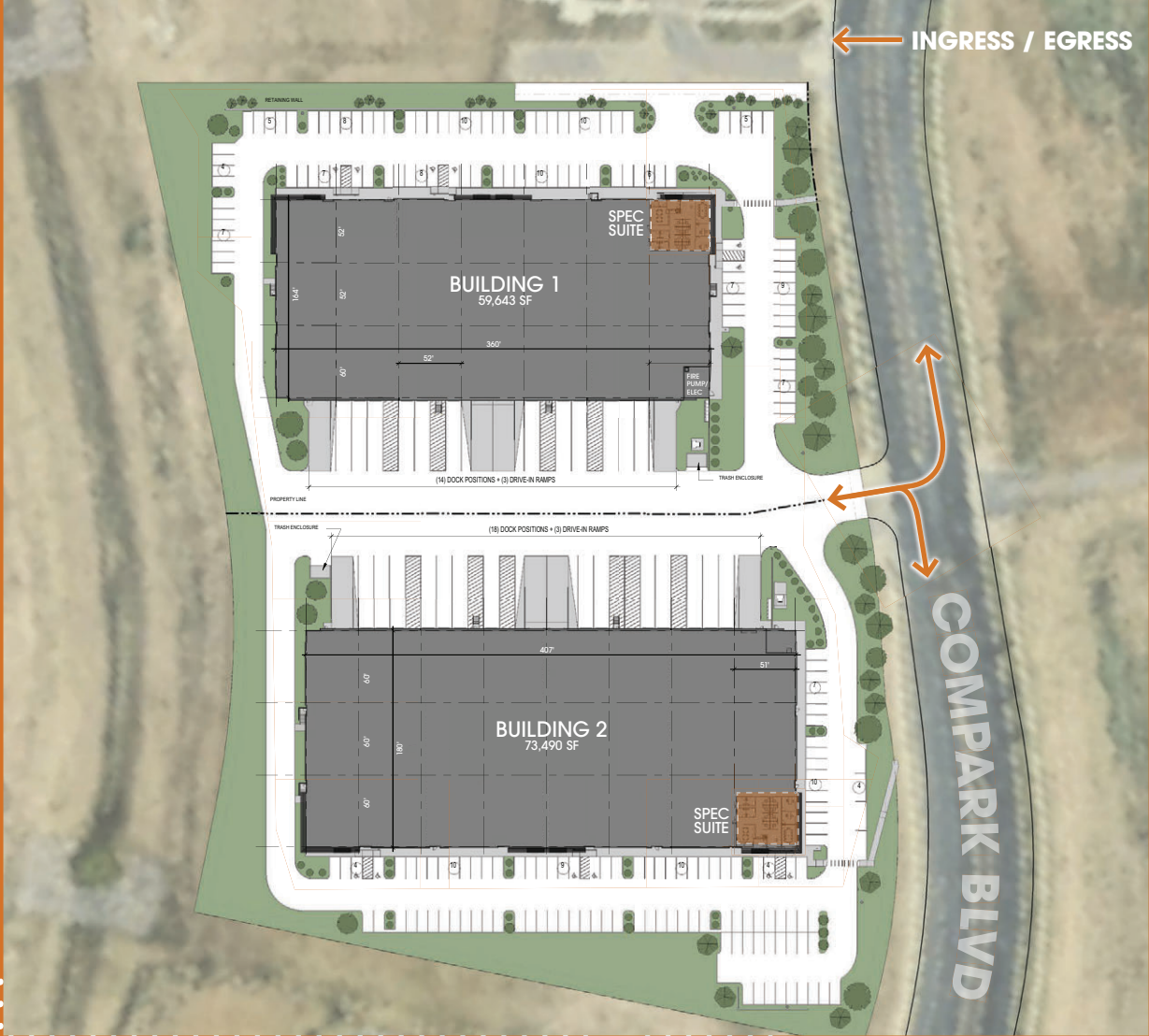
COMPARK470

SITE PLAN

BUILDING 1
59,643 SF

BUILDING 2
73,490 SF

	BUILDING SIZE	AVAILABLE SPACE	DIVISIBILITY	LOADING	PARKING COUNT	BUILDING DEPTH	POWER	CLEAR HEIGHT
BUILDING 1	±59,643 SF	±59,643 SF	±14,500	12 Dock-High & 4 Drive-In *ability to add up to 2 additional	103 Spaces	165'	2000A	24'
BUILDING 2	±73,490 SF	±73,490 SF	±18,000	14 Dock-High & 4 Drive-In *ability to add up to 4 additional	112 Spaces	180'	2000A	24'



**LOCATION
AND
CORPORATE
NEIGHBORS**



DOVE VALLEY
REGIONAL PARK

CHERRY CREEK
INNOVATION CAMPUS



CENTENNIAL
AIRPORT

E COUNTY LINE RD

S PEORIA ST

S CHAMBERS RD

S JORDAN RD

S PARKER RD

COMPARK 470

ROCKY VISTA
UNIVERSITY

PARKER PERFORMING
ARTS SCHOOL

COMPARK BLVD



COTTONWOOD DR



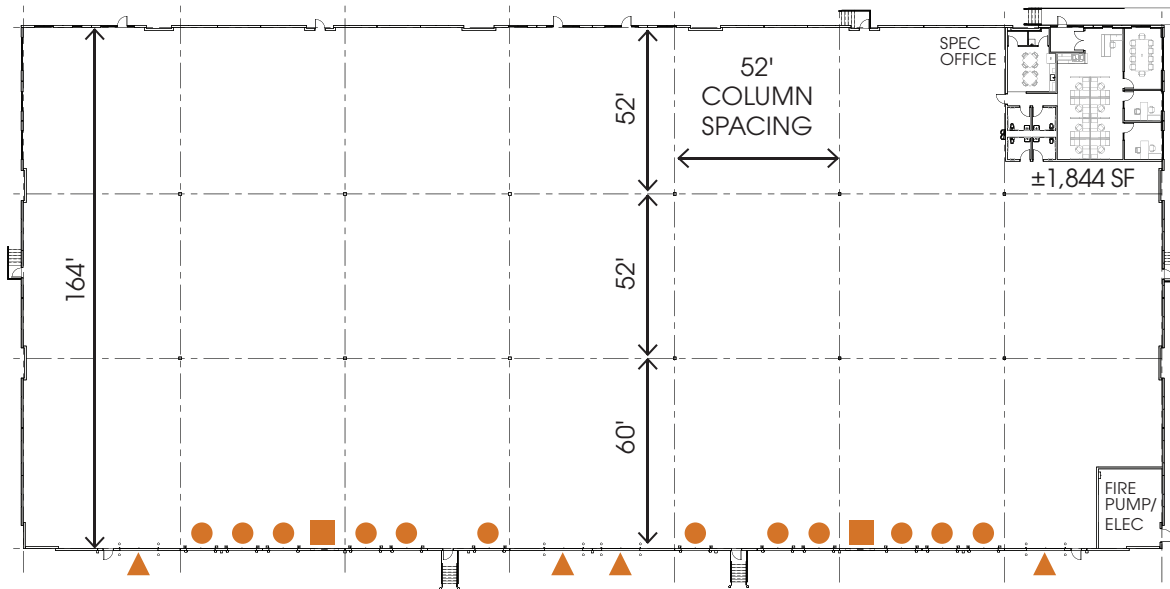
**FULL ACCESS
INTERCHANGES**

BUILDING 1



BUILDING 1 SPECS

AVAILABLE SPACE	± 14,500 - 59,643 SF
SPEC OFFICE	±1,844 SF
BUILDING DEPTH	165'
COLUMN SPACING	52' x 51'
CLEAR HEIGHT	24'
TRUCK COURT	190' (Shared)
LOADING	4 Drive-In Doors 12 Dock-High Doors
SPRINKLERS	ESFR
AUTO PARKING	103 Spaces
POWER	2000A, 480V, 3P
OPEX	\$6.50/SF (2026 Estimate)



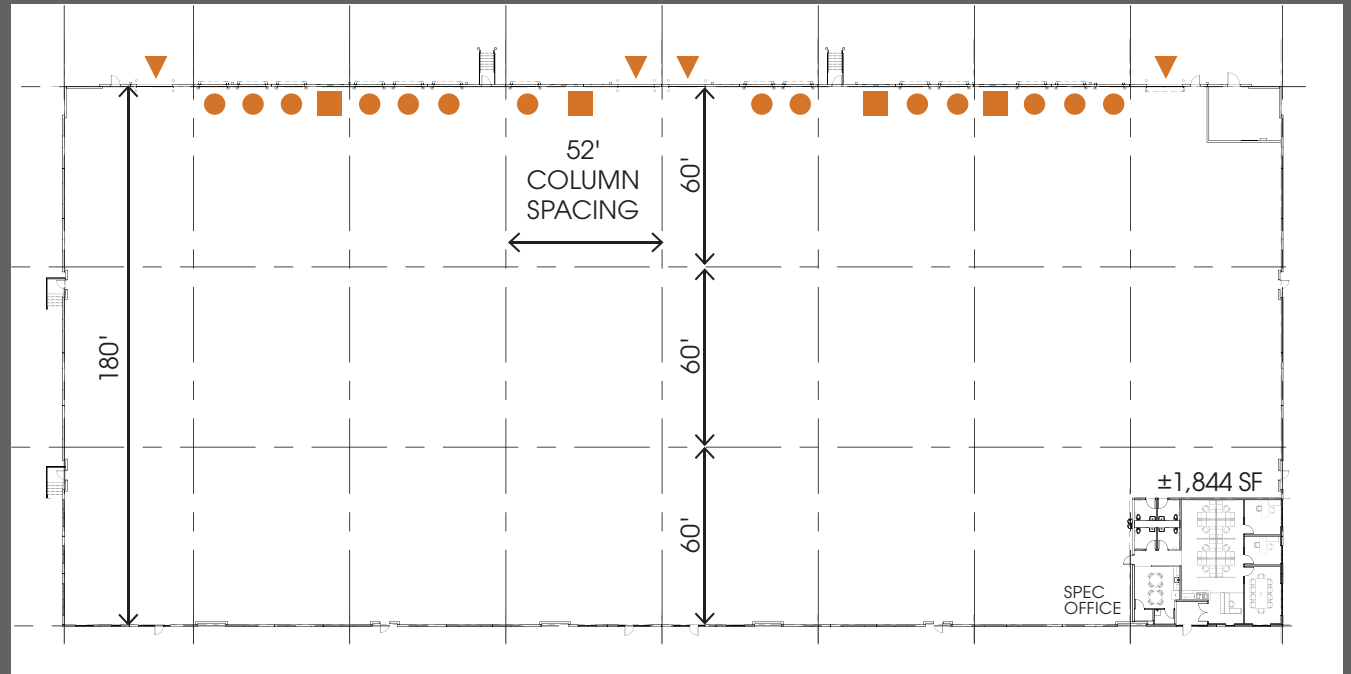
- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels



BUILDING 2

BUILDING 2 SPECS

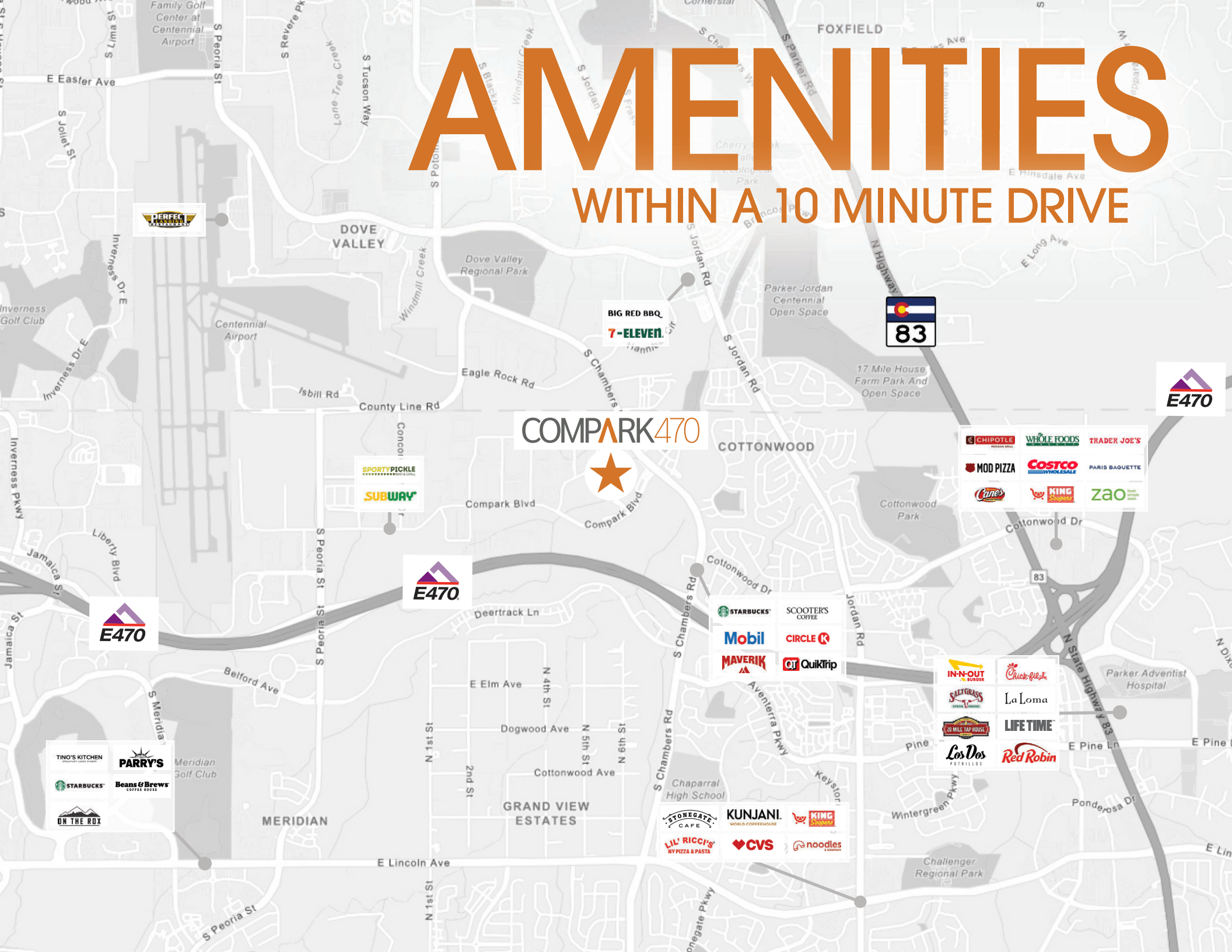
AVAILABLE SPACE	± 18,000 - 73,490 SF
SPEC OFFICE	±1,844 SF
BUILDING DEPTH	180'
COLUMN SPACING	52' x 60'
CLEAR HEIGHT	24'
TRUCK COURT	190' (Shared)
LOADING	4 Drive-In Doors 14 Dock-High Doors
SPRINKLERS	ESFR
AUTO PARKING	112 Spaces
POWER	2000A, 480V, 3P
OPEX	\$6.50/SF (2026 Estimate)



- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels

AMENITIES

WITHIN A 10 MINUTE DRIVE



DOVE VALLEY

Dove Valley Regional Park

BIG RED BBQ
7-ELEVEN



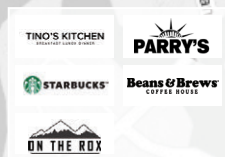
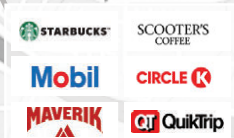
17 Mile House Farm Park And Open Space



COMPARK470

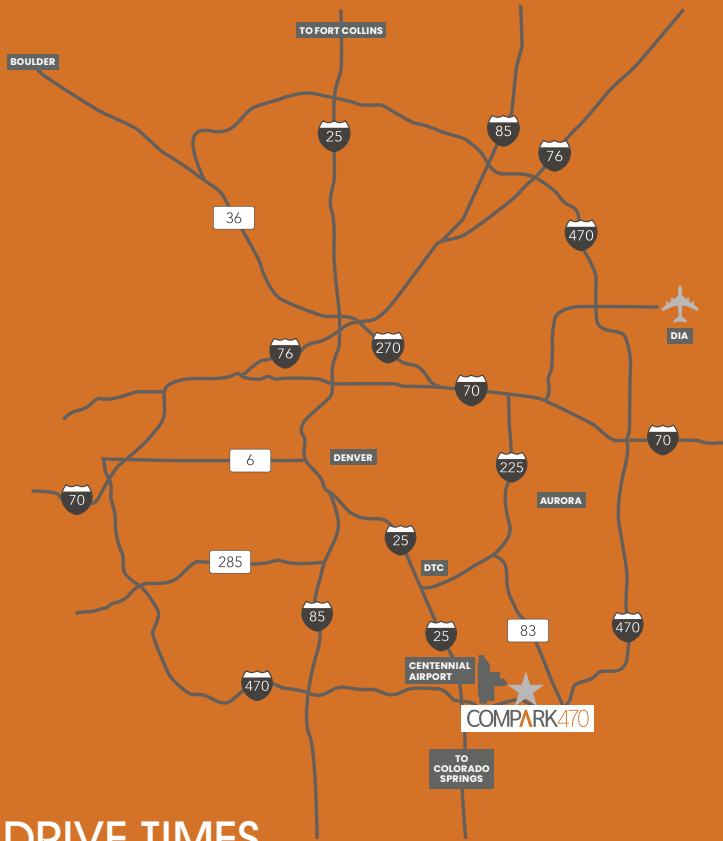


SPORTY PICKLE
SUBWAY



LOCATION

AND OVERVIEW



DRIVE TIMES

E-470	3 MINUTES	DENVER CBD	25 MINUTES
I-25	6 MINUTES	DTC	10 MINUTES
DIA	20 MINUTES		

- For Sale or Lease
- $\pm 59,643$ - $73,490$ SF divisible to $\pm 14,500$ SF
- Spec Suites Planned for Occupancy
- Light industrial uses permitted
- Quick, easy access to C-470 & I-25
- Close Proximity to Centennial Airport
- Low Mill Levy - 125.387 mills
- Access to diverse & growing labor pool



\$167,999

2025 AVERAGE HOUSEHOLD INCOME
WITHIN 15 MINUTES



Over 72%

OF ALL DENVER METRO ADULTS WITH A
BACHELOR'S DEGREE THAT LIVE WITHIN
30 MINUTES



68.9%

OF DENVER METRO AREA POPULATION
WITHIN 30 MINUTES



Over 73%

OF ALL DENVER METRO ADULTS WITH A
GRAD / PROFESSIONAL DEGREE THAT LIVE
WITHIN 30 MINUTES



COMPARK470



DOMINIC DIORIO, SIOR
dominic.diorio@streamrealty.com
303.957.5321

PETER BEUGG, SIOR
peter.beugg@streamrealty.com
303.957.5320

BLAKE MCVEAN
blake.mcvean@streamrealty.com
303.957.5343