



SUPERIOR SOUTHWEST CLASS A INDUSTRIAL

PARC SANTA FE

3395 Carder Ct, Building C, Highlands Ranch, Colorado

Situated on 22 acres, Parc Santa Fe is strategically located fronting **South Santa Fe Drive** in Denver's desirable Southwest submarket. This prime location offers convenient access to E-470, which connects to major north-south thoroughfares, as well as close proximity to Centennial Airport. Parc Santa Fe is convenient to **Sterling Ranch** in addition to an abundance of retail/dining amenities.

FOR LEASE | 18,720 SF

CLASS A INDUSTRIAL

18,720 SF AVAILABLE WITH FENCED OUTSIDE STORAGE
AVAILABLE 10/1/2025

FEATURES INCLUDE:

- Fenced outside storage
- Exposure to 37,000+ cars per day on South Santa Fe Drive
- Rear load and cross dock designs with dock-high and drive-in loading
- Douglas County - PD zoning
- 24' Clear Height
- ESFR sprinklers
- 277/480 volt/3 phase/Power
- Parking ratio of 1.45 spaces per 1,000 SF
- Immediate access to Highline Canal trail system

PARC SANTA FE

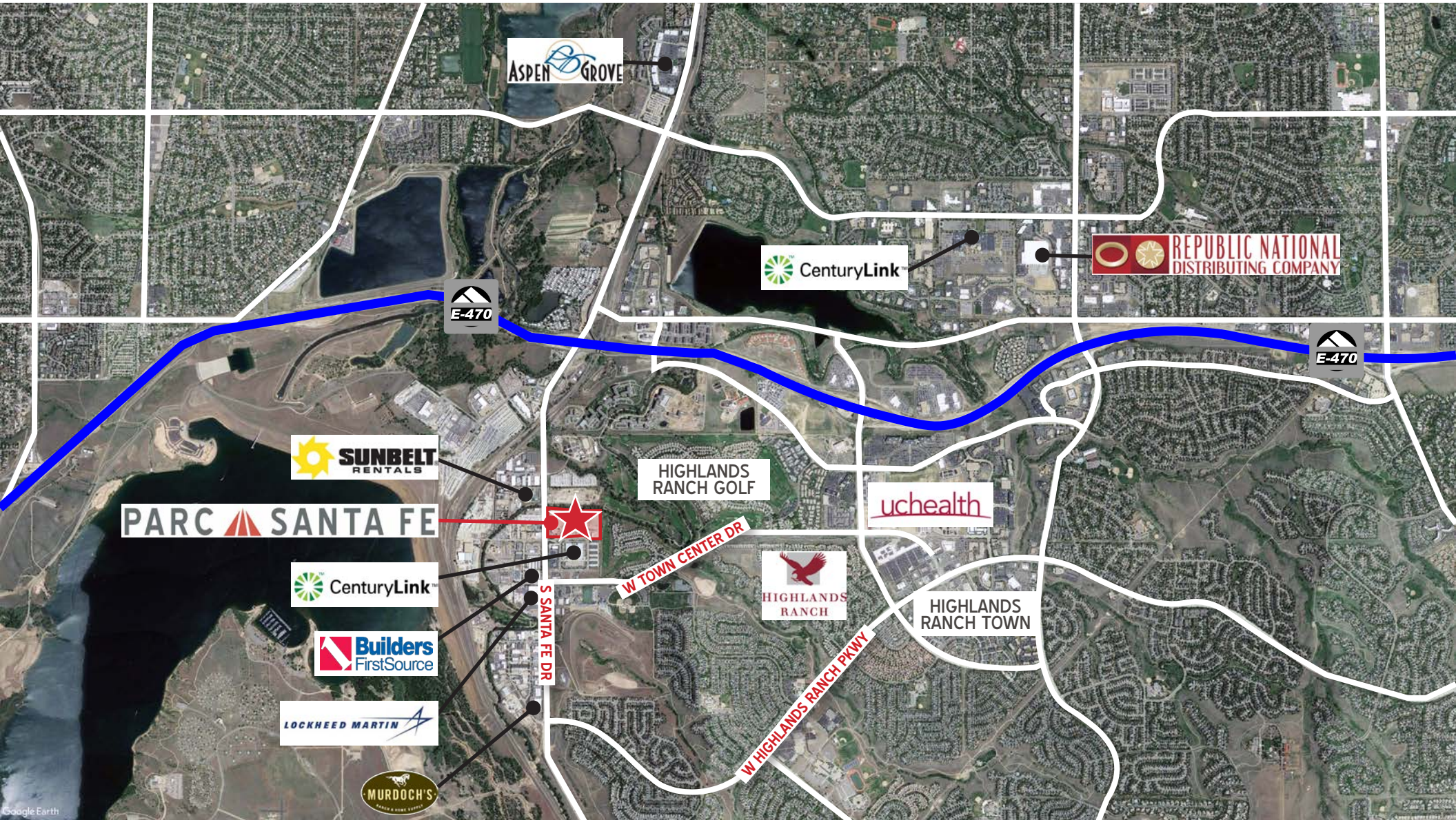
FOR LEASE | BUILDING C | CLASS A INDUSTRIAL | 18,720 SF AVAILABLE WITH FENCED OUTSIDE STORAGE



Bldg	Address	Building Size	Available	Building Dimensions	Clear Height	Dock-High Doors (9'x10')	Drive-In Doors (12'x14')	Truck Court Depth	Typical Column Spacing	Power	Configuration	OPEX (2025 Est.)
C	3395 Carder Ct	89,633 SF	18,720 SF	180' x 500'	24'	5	1	143' (Secured)	52'x60'	277/480v, 3p	Rear Load w/Yard	\$5.81/SF

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FOR LEASING INFORMATION

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STREAM

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DEMOGRAPHICS – DOUGLAS COUNTY, COLORADO:

POPULATION	357,978	• 2.3% sustained annual population growth
MEDIAN AGE	39.8	• Young, vibrant, successful population
MEDIAN HH INCOME	\$143,150	• 8th highest household income in the United States
MEDIAN PROPERTY VALUE	\$674,000	



WHY PARC SANTA FE?

- Easy access to C-470 Beltway, provides access to end-user markets
- Approved outside storage
- Variety of product types
- Operating expense advantage due to lower mill levy rate



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LBA**Logistics**

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