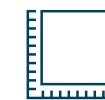


DEER CREEK

COMMERCE CENTER



Bldg 1: 20,000 SF - 104,386 SF Available
Bldg 2: Fully Leased



15 AC Class A Industrial Park Located
in an Enterprise Zone



Immediate Highway Access &
Visibility to 64,000 VPD



Rare Southwest Location
Servicing a Growing and
Affluent Population Base



CONTACTS

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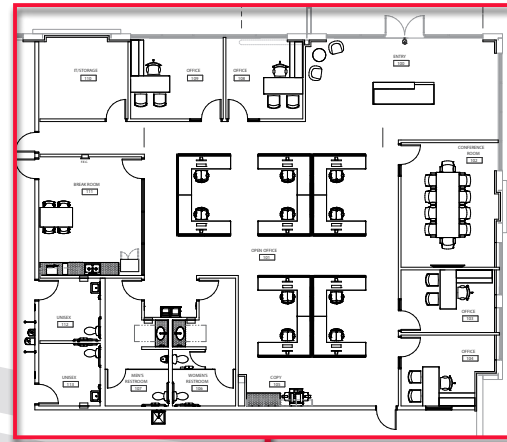
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10512 & 10532 W TOLLER DRIVE
LITTLETON, CO

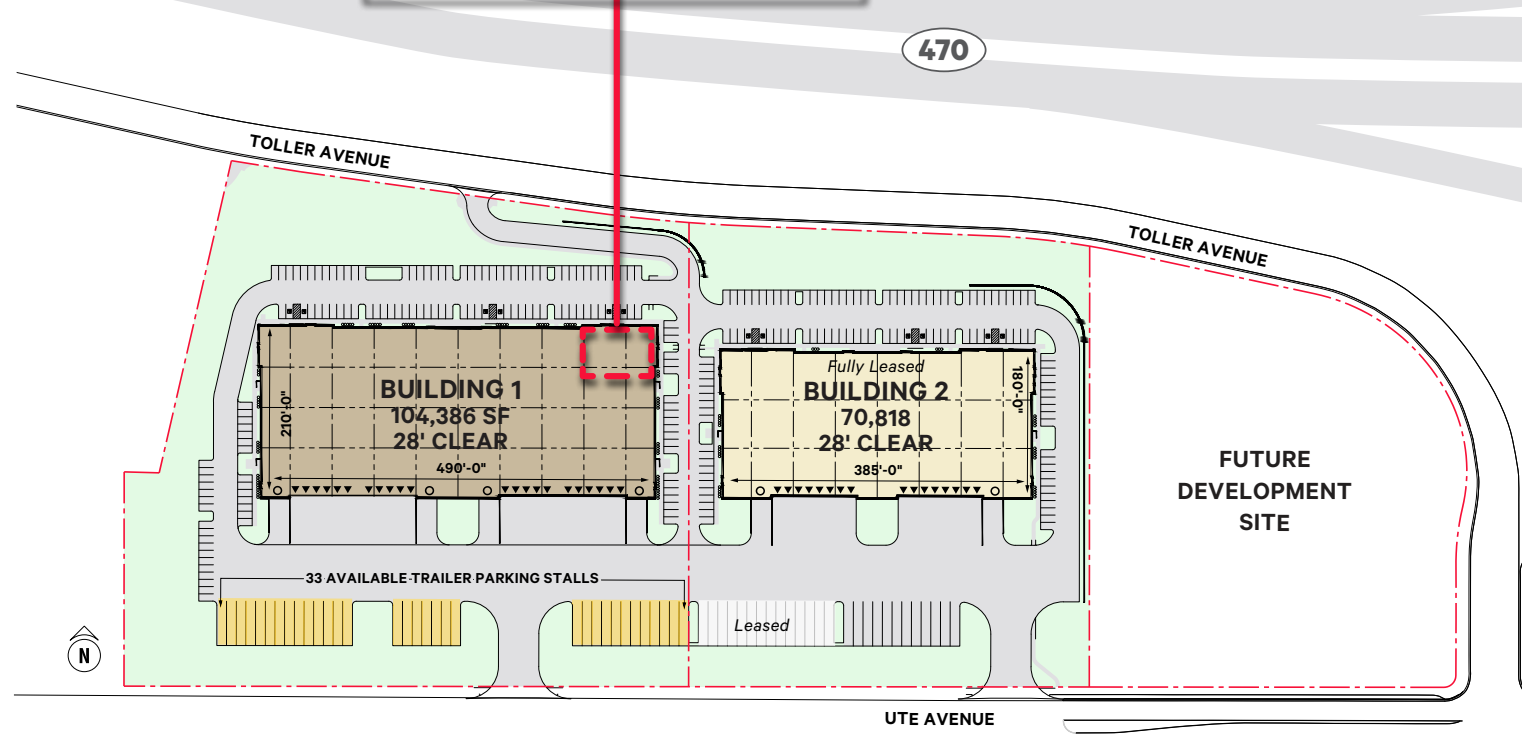


SPEC SUITE: 4,032 SF



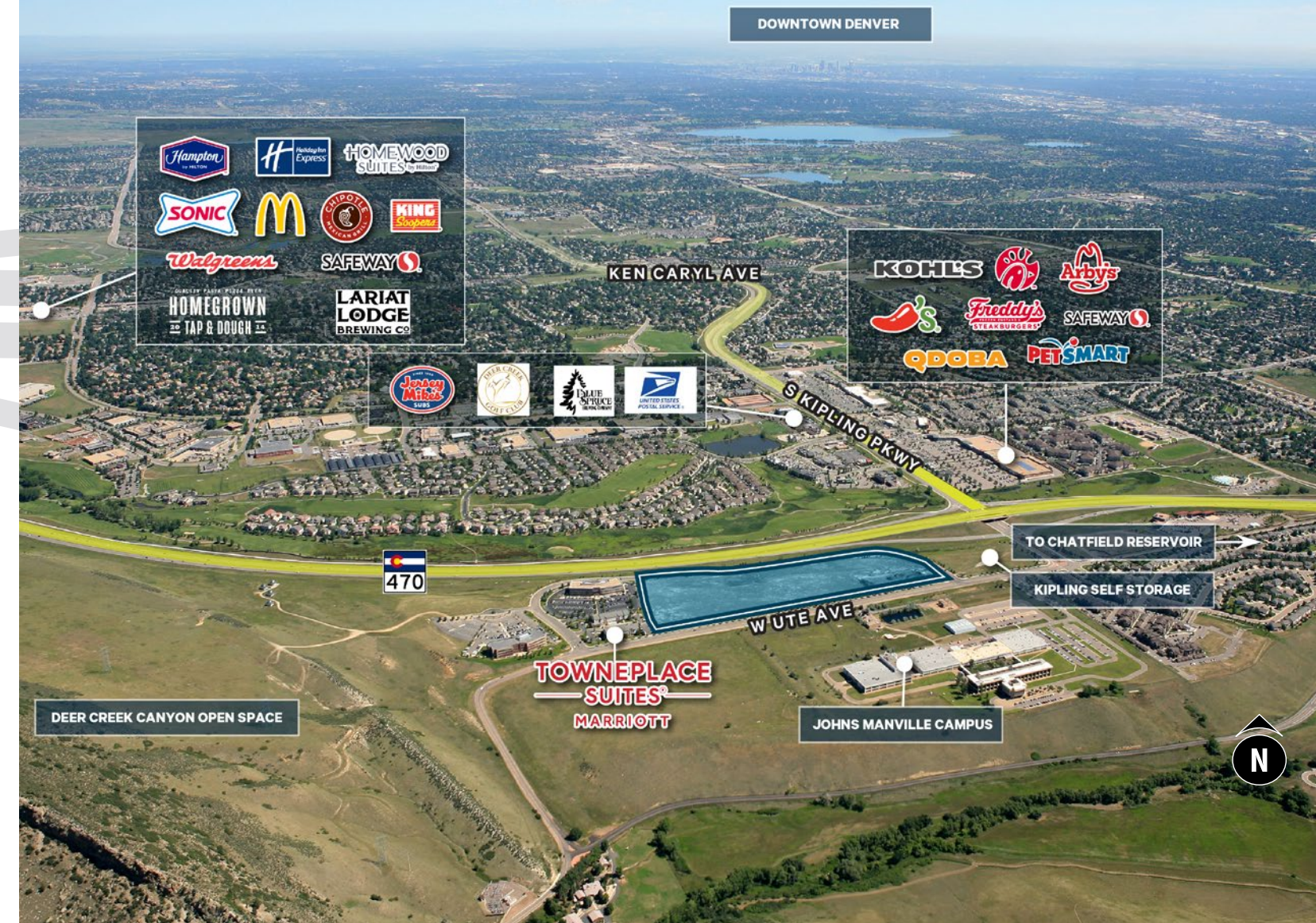
BUILDING 1:
10532 W TOLLER DRIVE
LITTLETON, CO

BUILDING 2:
10512 W TOLLER DRIVE
LITTLETON, CO



◀ DOCK HIGH TRUCK DOOR
○ GRADE LEVEL TRUCK DOOR

AMENITIES + ACCESS



PROPERTY FEATURES

<p>IMMEDIATE HIGHWAY ACCESS & VISIBILITY TO 64,000 VPD</p>	<p>1.5 : 1,000 SF (250 AUTO PARKING SPOTS)</p>	<p>15 AC SITE WITH MOUNTAIN VIEWS</p>	<p>SOUTHWEST METRO WATER AND SANITATION DISTRICT</p>	<p>33 AVAILABLE TRAILER PARKING STALLS</p>
<p>AMENITIES NEARBY</p>	<p>CLASS A FEATURES; ESFR AND 28' CLEAR HEIGHT</p>	<p>UNINCORPORATED JEFFERSON COUNTY & LOW MILL LEVY (97.94 MILLS)</p>	<p>ACCESS TO 640,000 POPULATION IN 20 MINUTES WITH A \$143,000 AVERAGE HOUSEHOLD INCOME</p>	<p>2,000 AMPS PER BUILDING (ADDITIONAL CAPACITY AVAILABLE)</p>

MILEAGE & DRIVE TIMES

C470—DENVER'S REGIONAL BELTWAY
.25 MILES / 1 MIN

E-470 / I-25
14 MILES / 16 MIN

GOLDEN
14 MILES / 14 MIN

DENVER INTERNATIONAL AIRPORT
43 MILES / 39 MIN