

Pinery Village

N. Pinery Pkwy. & Parker Rd.
Douglas County, CO

FOR SALE AND LEASE Premier Industrial Pad Sites



Site Size:
52.5 AC



Mill Levy:
97.021



Zoning:
PD (Planned Development);
Mixed-Use



Traffic Count:
Pinery & Parker 33,000+ VPD



County:
Douglas County

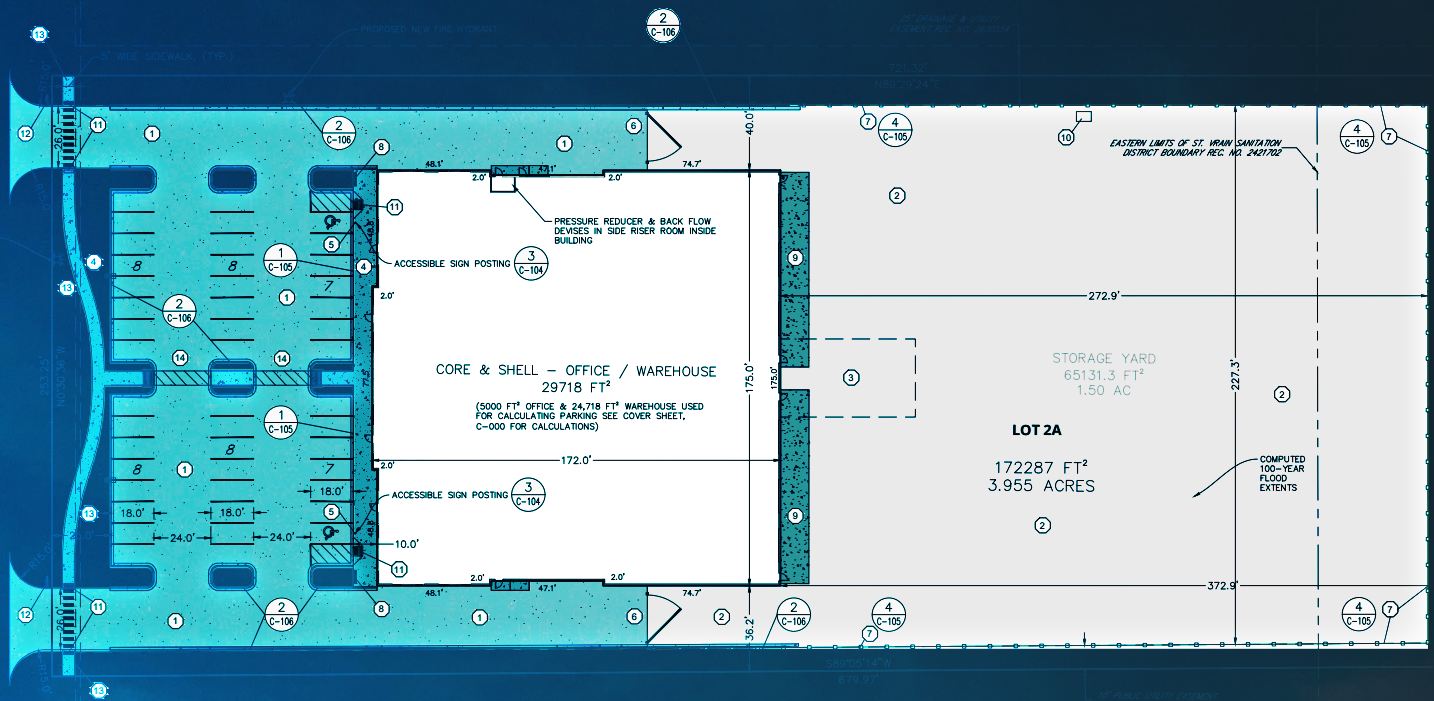


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EXAMPLE SITE PLAN



PROPERTY HIGHLIGHTS



Bordered by South Parker Road/SH83 to the east, North Pinery Parkway to the south, open space as well as Cherry Creek to the west.



The Cherry Creek Trail Pinery Trailhead is at the southwest corner of the site, offering direct access to Denver's renowned regional recreational trail system.



The development will directly cater to 21,000+ households and easy access to Denver's busiest hubs.





Configured across 52.5 developable acres within unincorporated Douglas County



Fully entitled site with in-place zoning allows for a wide variety of uses including light industrial, retail, office, recreation, hospitality, and other commercial uses in the highly desirable Denver southeast suburban submarket. (Exclusions include gas stations, liquor store, pharmaceutical sales and grocery stores due to the adjacent King Soopers Marketplace)



The site has an operating Metro District with \$55MM in debt capacity.



Pad owner/users do not need to account for Open Space or Detention on site as the Pinery Village Filing 2 Plat accounts for both; making pads virtually 100% usable.



750 – 1,000 Amps / 3 Phase can be provided per building or more if necessary.



Water and Sanitary service is provided by Pinery Water and Wastewater District. Lines will be stubbed to pads.



CORE Electric, Xcel Gas

DRIVE TIME

E-470:
12 Min

I-25:
14 Min

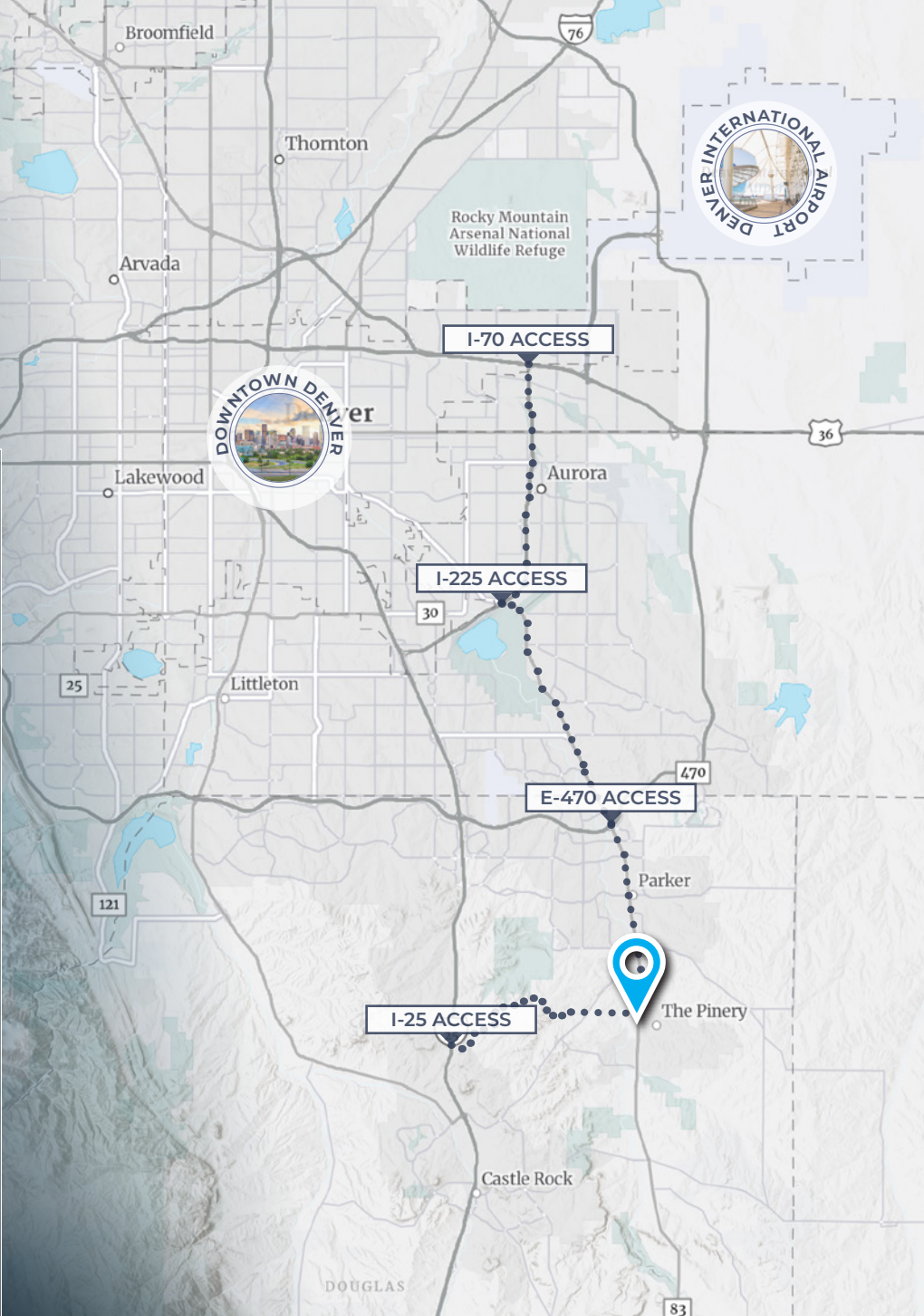
I-225:
25 Min

I-70:
35 Min

DIA:
38 Min

Downtown Denver:
40 Min

Colorado Springs:
56 Min



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