

INDUSTRIAL / OFFICE FOR SUBLEASE TWENTY MILE INDUSTRIAL PARK

18648 LONGS WAY, UNIT 103, PARKER, CO 80134



AVAILABLE
END-CAP UNIT

PROPERTY FEATURES

- ±1,365 SF Available 3/1/2025
- Currently Built-Out for Office; Furniture Potentially Available
- Located North of Mainstreet, West of Dransfeldt Road
- Professional Property with Great Exposure to Traffic and Easy Access
- 400 AMP 120 / 208 Volt 3-Phase Power; Fully Sprinklered; 9' Ceiling Height
- Building & Monument Signage Available
- Versatile Property Zoned for Light Industrial, Storage and Warehousing, Distribution, Assembly, Research, Specialized Retail or Professional Offices
- 5 Minutes to E-470, 10 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 103: ±1,365 SF
LEASE RATE	\$19.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$6.50 / SF (Estimated)
MONTHLY RENT	\$2,900.63 (Estimated)
PARKING	2.2/1,000 SF
BUILDING SIZE	10,000 SF
Y.O.C.	2007
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	44,955	\$137,624	\$452,043
5 Mile	144,147	\$143,065	\$467,558
10 Mile	551,266	\$147,657	\$480,780

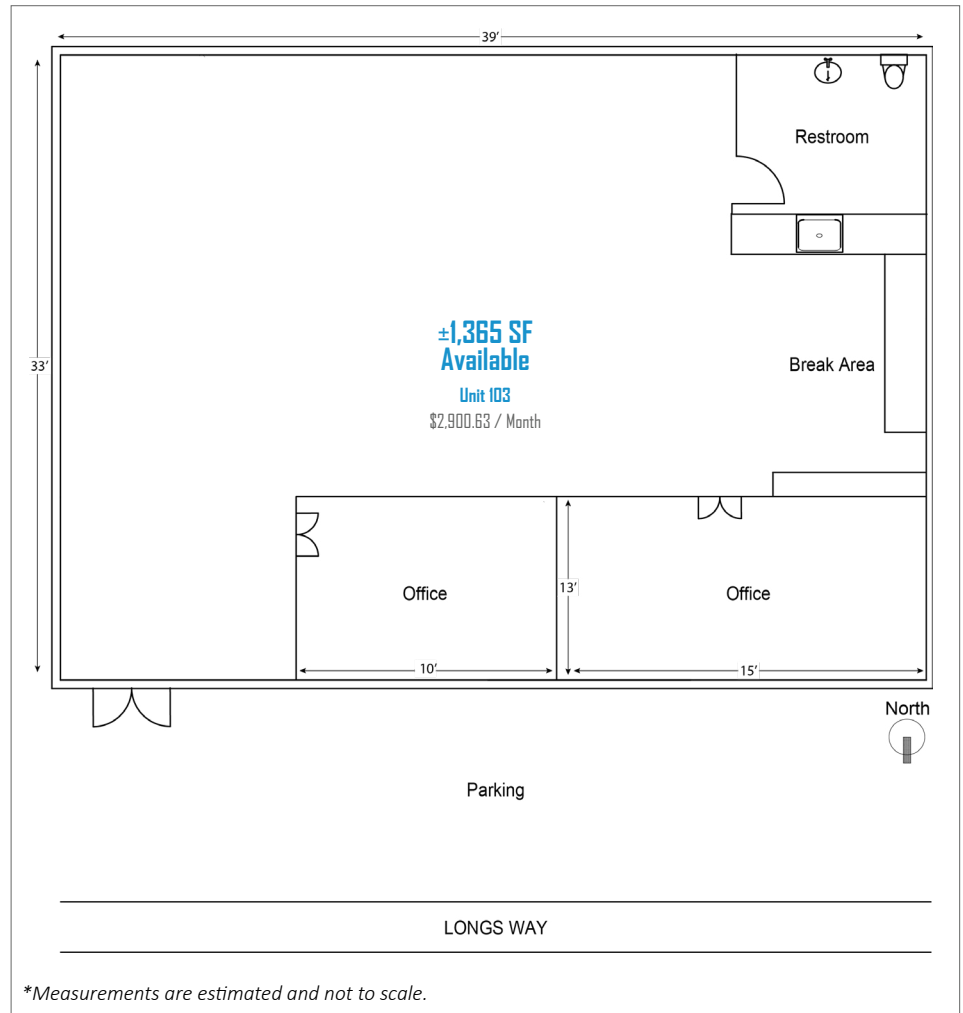
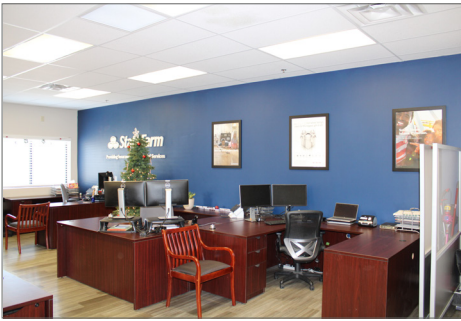
PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 18,000 VPD at Mainstreet & Dransfeldt Rd.
Approx. 48,000 VPD on Parker Rd. at Longs Way
Approx. 69,000 VPD on Parker Rd.

SUITE DETAILS



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

HEATH HONBARRIER
V.P. Sales & Leasing
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