



NEW CLASS A INDUSTRIAL  
FOR SALE OR LEASE ±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
<b>BUILDING 1</b>	±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'
<b>BUILDING 2</b>	±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'

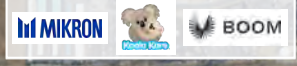


**LOCATION AND CORPORATE NEIGHBORS**



DOVE VALLEY REGIONAL PARK

CHERRY CREEK INNOVATION CAMPUS



S CHAMBERS RD

S JORDAN RD

S PARKER RD

E COUNTY LINE RD

S PEORIA ST

CENTENNIAL AIRPORT

COMPARK 470



ROCKY VISTA UNIVERSITY

PARKER PERFORMING ARTS SCHOOL

COMPARK BLVD



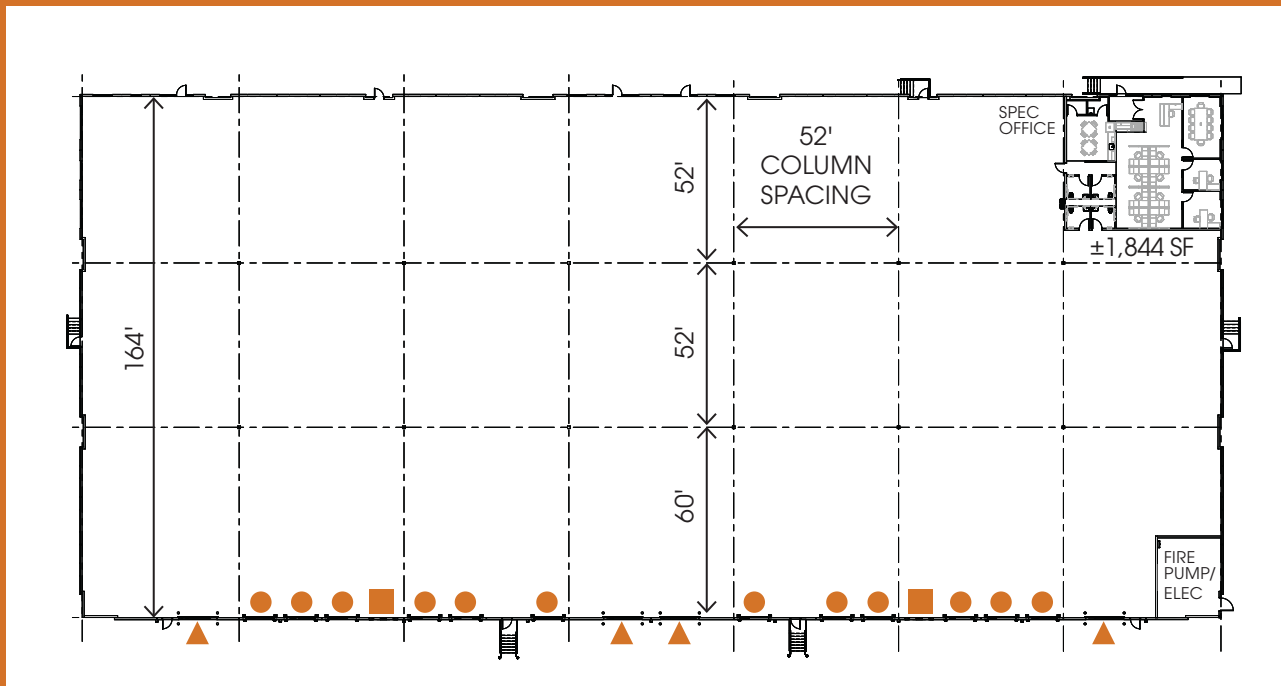
COTTONWOOD DR



 FULL ACCESS INTERCHANGES



# BUILDING 1



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

## BUILDING 1 SPECS

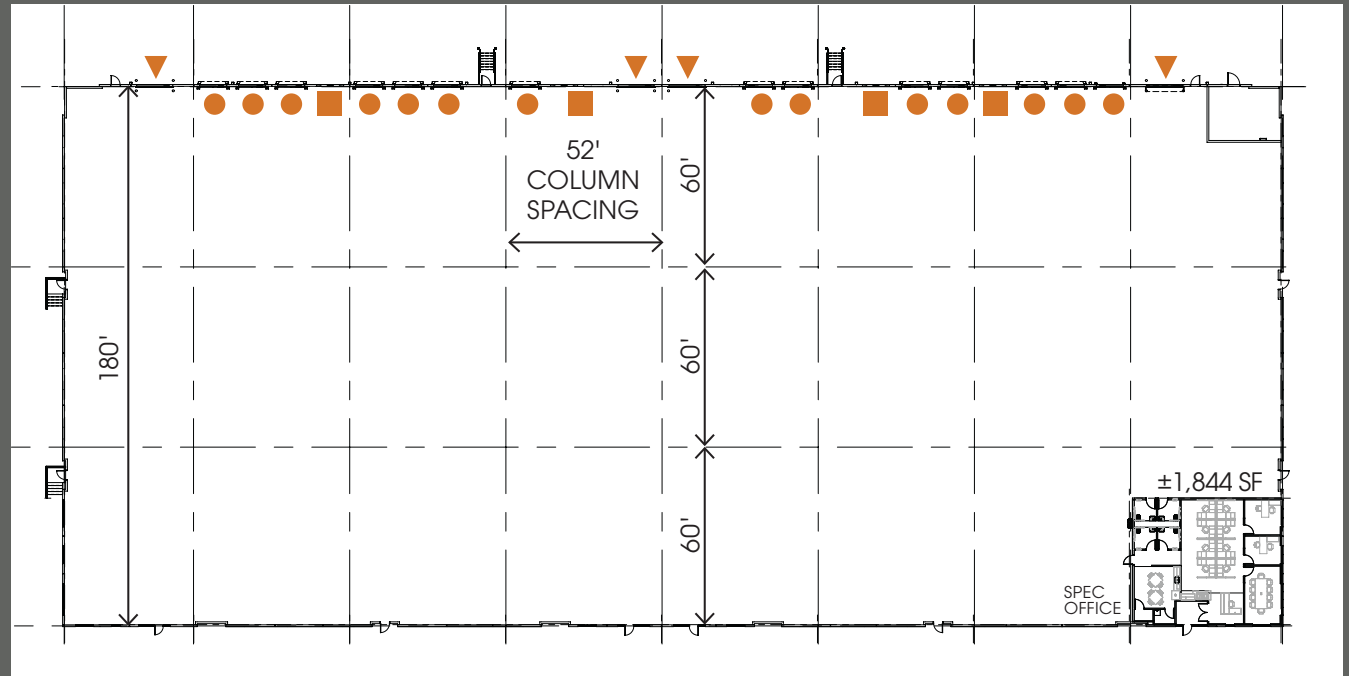
<b>AVAILABLE SPACE</b>	± 14,500 - 59,643 SF
<b>SPEC OFFICE</b>	±1,844 SF
<b>BUILDING DEPTH</b>	165'
<b>COLUMN SPACING</b>	52' x 51'
<b>CLEAR HEIGHT</b>	24'
<b>TRUCK COURT</b>	190' (Shared)
<b>LOADING</b>	4 Drive-In Doors 12 Dock-High Doors
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	103 Spaces
<b>POWER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



# BUILDING 2

## BUILDING 2 SPECS

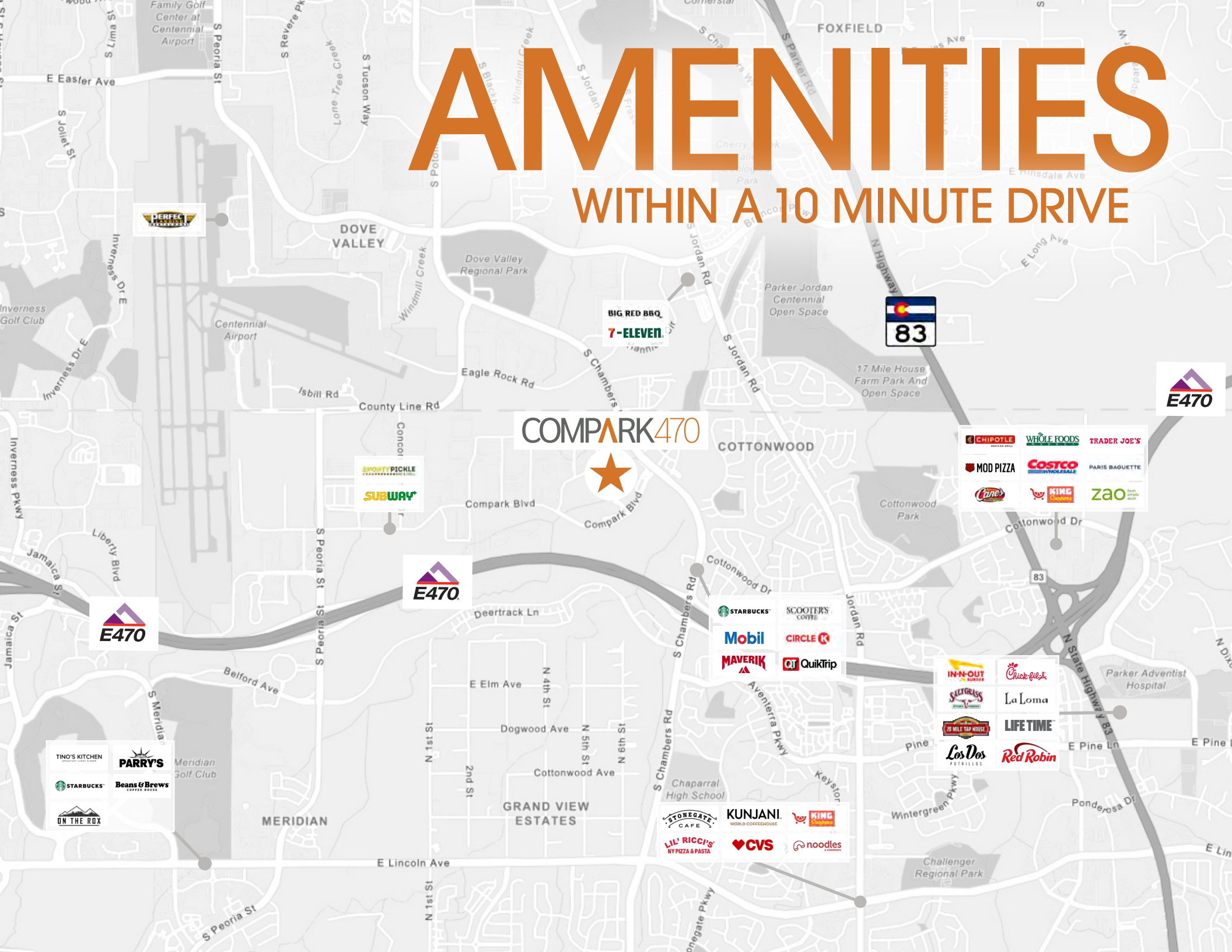
<b>AVAILABLE SPACE</b>	± 18,000 - 73,490 SF
<b>SPEC OFFICE</b>	±1,844 SF
<b>BUILDING DEPTH</b>	180'
<b>COLUMN SPACING</b>	52' x 60'
<b>CLEAR HEIGHT</b>	24'
<b>TRUCK COURT</b>	190' (Shared)
<b>LOADING</b>	4 Drive-In Doors 14 Dock-High Doors
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	112 Spaces
<b>POWER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



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

# AMENITIES

WITHIN A 10 MINUTE DRIVE



DOVE VALLEY

Dove Valley Regional Park



17 Mile House Farm Park And Open Space



COMPARK 470



MERIDIAN

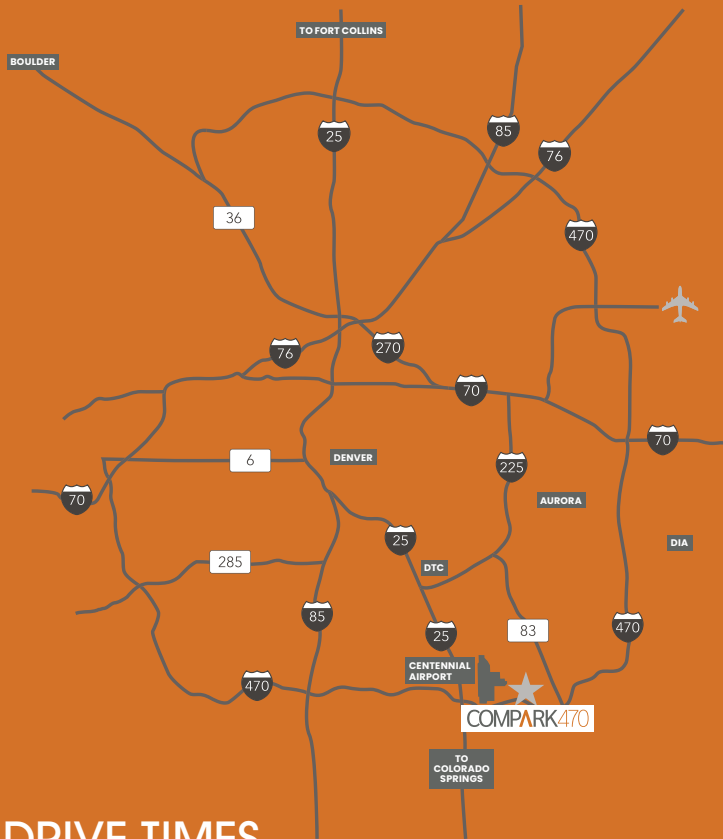
GRAND VIEW ESTATES

E Lincoln Ave

Challenger Regional Park

# 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
- ±59,643 - 73,490 SF divisible to ±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



# COMPARK 470



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