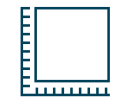







confluent development **CBRE**

DEER CREEK

COMMERCE CENTER

-  Both Spec Buildings Filled!
Lot 3 Available for BTS
-  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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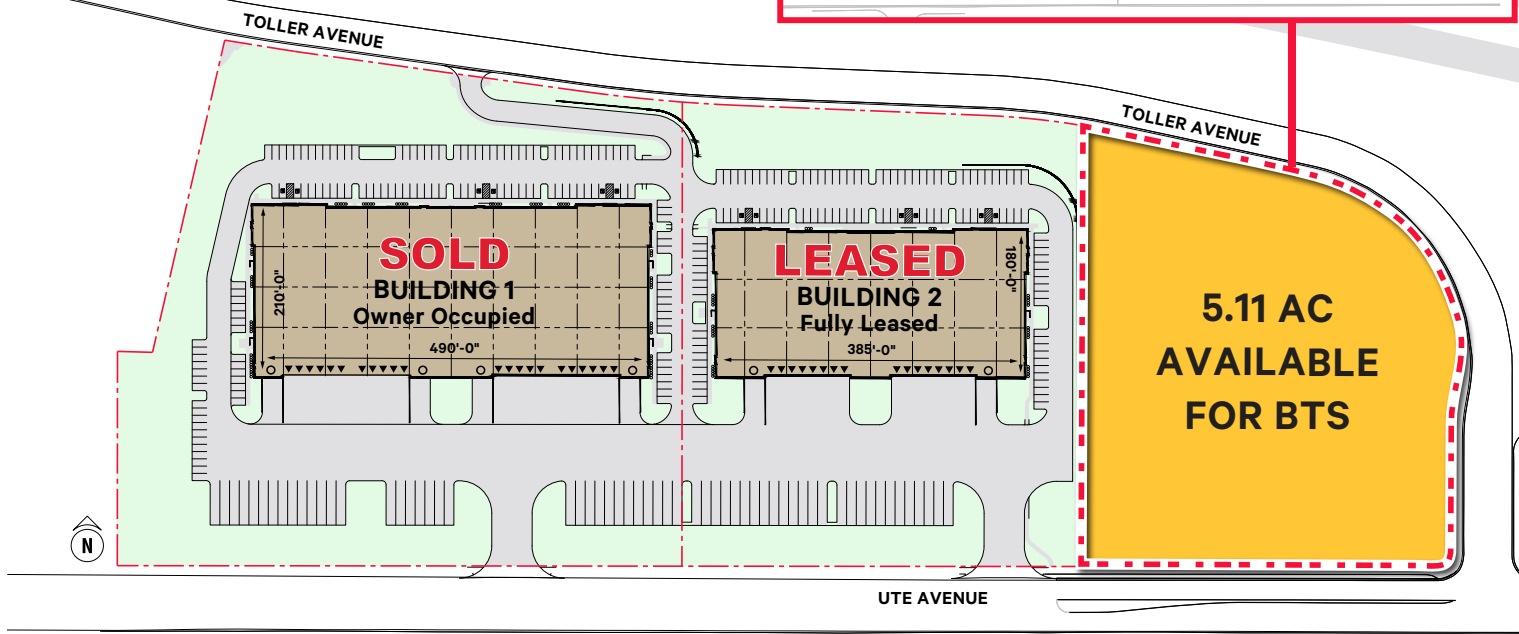
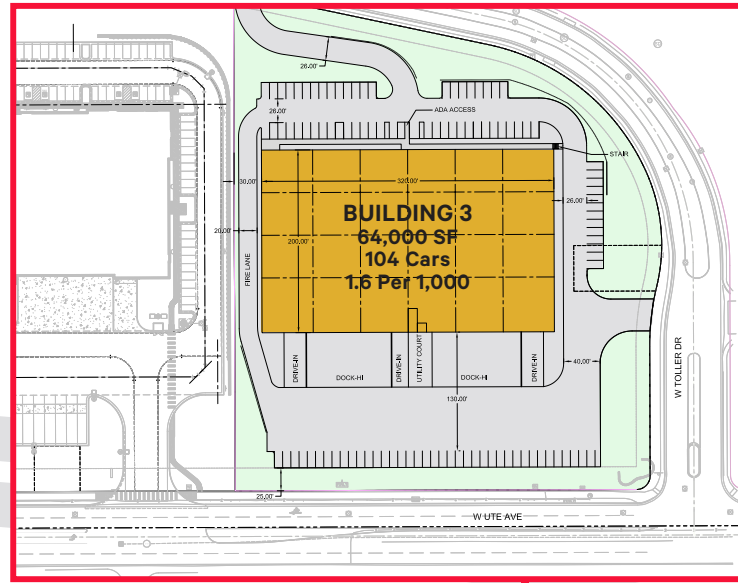
10512 & 10532 W TOLLER DRIVE
LITTLETON, CO

confluent development **CBRE**

BUILDING 1:
10532 W TOLLER DRIVE
LITTLETON, CO

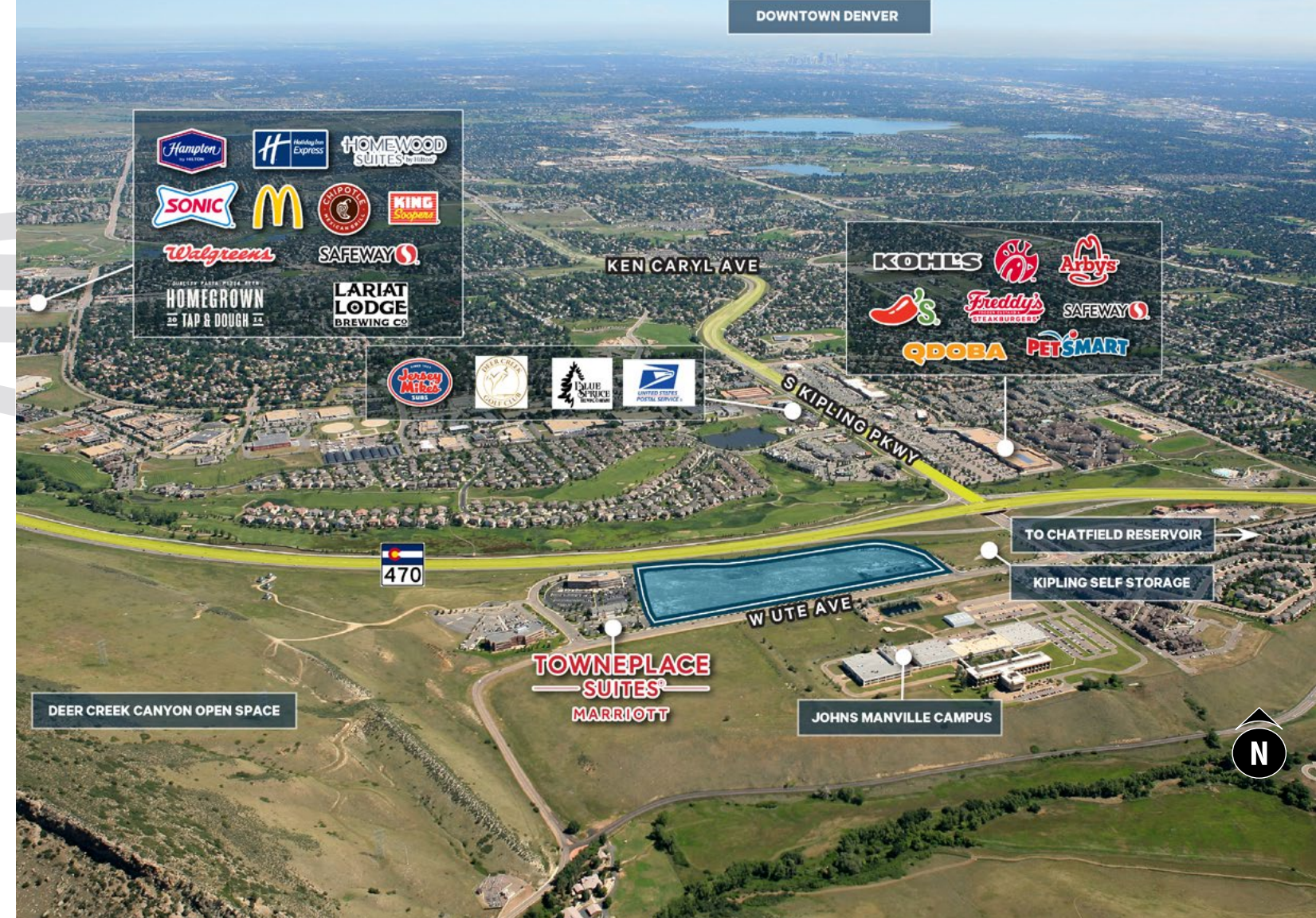
BUILDING 2:
10512 W TOLLER DRIVE
LITTLETON, CO

BTS SITE PLAN - 64,000 SF



◀ DOCK HIGH TRUCK DOOR
○ GRADE LEVEL TRUCK DOOR

AMENITIES + ACCESS



PROPERTY FEATURES

IMMEDIATE HIGHWAY ACCESS & VISIBILITY TO 64,000 VPD

5.11 AC SITE WITH MOUNTAIN VIEWS

SOUTHWEST METRO WATER AND SANITATION DISTRICT

AMENITIES NEARBY

UNINCORPORATED JEFFERSON COUNTY & LOW MILL LEVY (97.94 MILLS)

ACCESS TO 640,000 POPULATION IN 20 MINUTES WITH A \$143,000 AVERAGE HOUSEHOLD INCOME

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