

Warehouse Unit for Sale or Lease

18584 LONGS WAY, C8, PARKER, CO 80134

SELLER CARRY FINANCING AVAILABLE



Overview

Located in the heart of Parker, Colorado, 18584 Longs Way Unit C8 is a versatile commercial industrial/flex unit offering a prime opportunity for businesses seeking a strategic location. This property features a well-maintained building with parking and a large oversized drive-in door, suitable for a variety of commercial uses. Its proximity to major highways and local amenities enhances its appeal, providing convenient access for clients and employees alike. Whether you're looking to operate for a business or for additional personal storage, 18584 Longs Way presents a compelling option in Parker's thriving business community. Contact Hoff & Leigh today to secure a private showing of the space.

*2025 Property Taxes (estimated) - \$6,958

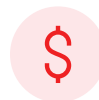
*2025 OA fees (estimated) - \$541.37 / Month

*Lease-hold Interest

Highlights

- 14' Overhead Door
- Fire Suppression
- 16' Clear Height
- Business Use Allowed
- Light Industrial Zoned
- Light Water/Sewer Accessible - Built in 2007
- Seller Carry Financing Available

Property Details



Sales Price
\$275,000



Building Size
1,031 SF



Lease Rate
\$2,350 / Month
(Gross)



Zoning
Light Industrial

Rev: April 15, 2026





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Our Network Is Your Edge

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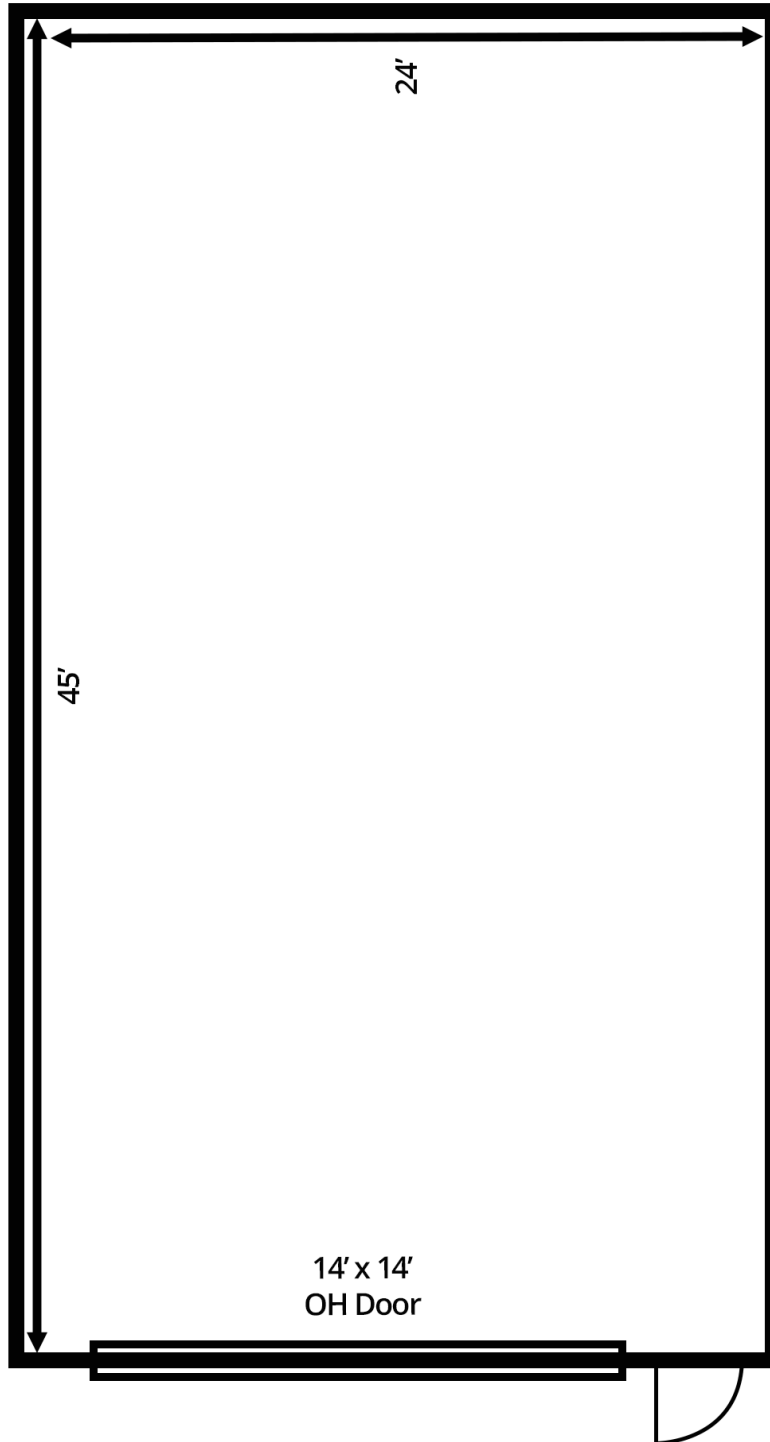
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DEMOGRAPHICS



81,819
Population



35.7
Median Age



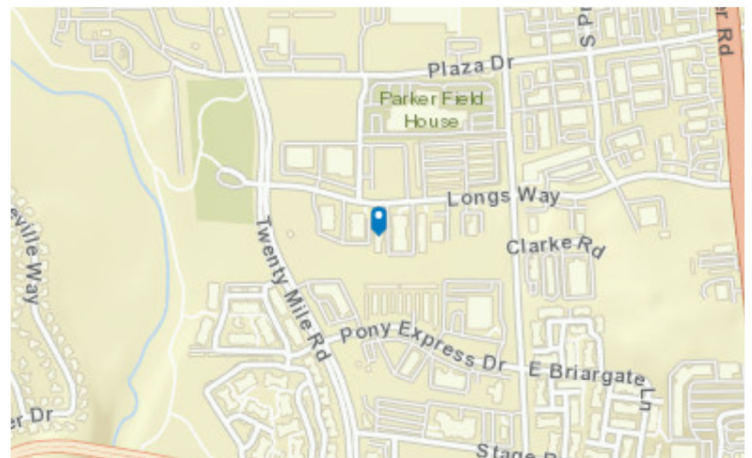
2.8
Average
Household Size



\$121,551
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Clarke Rd	12,000	0.2
Pony Express Dr	12,571	0.2
E Main St	12,305	0.3
Twenty Mile Rd	26,186	0.4
Dransfeldt Rd	18,000	0.4



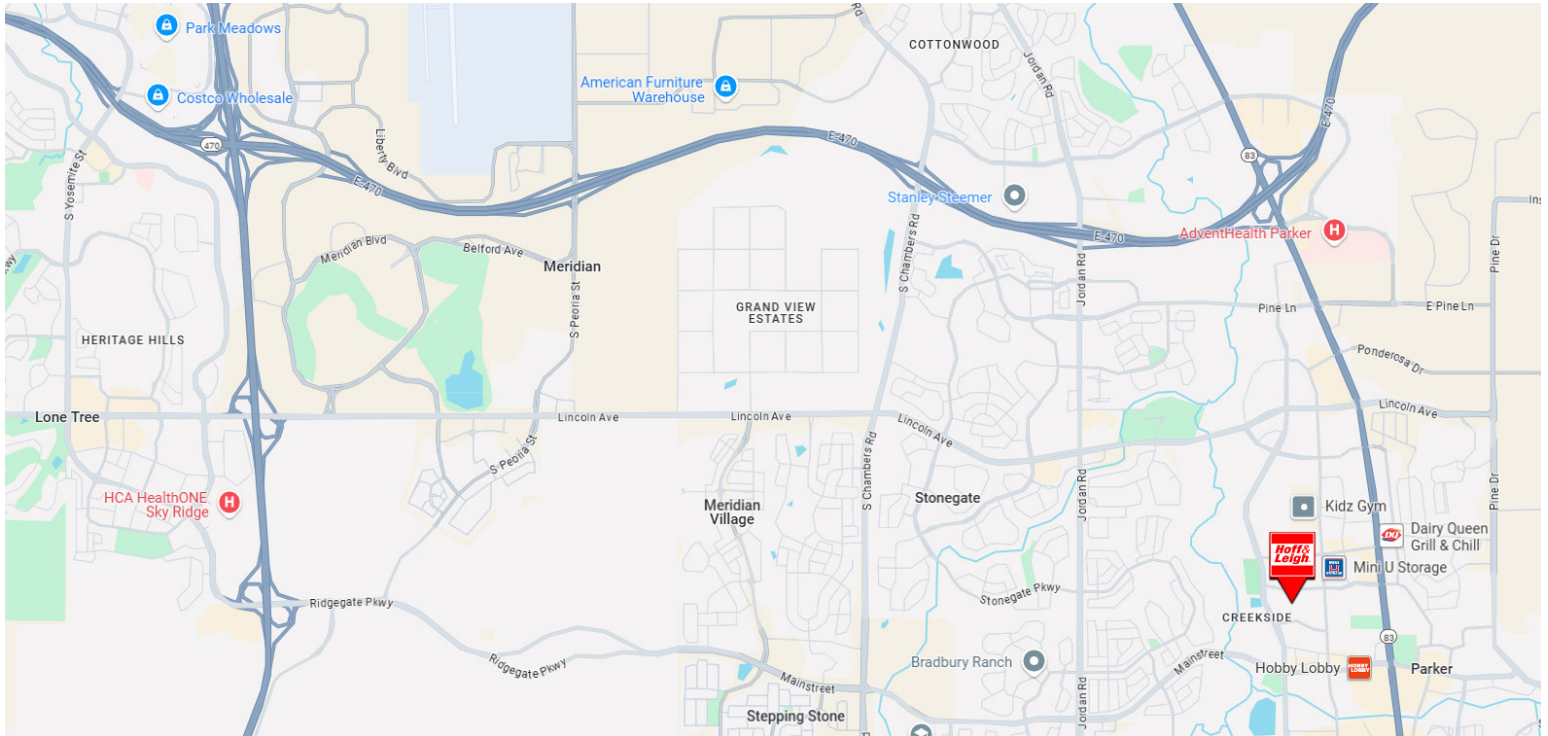
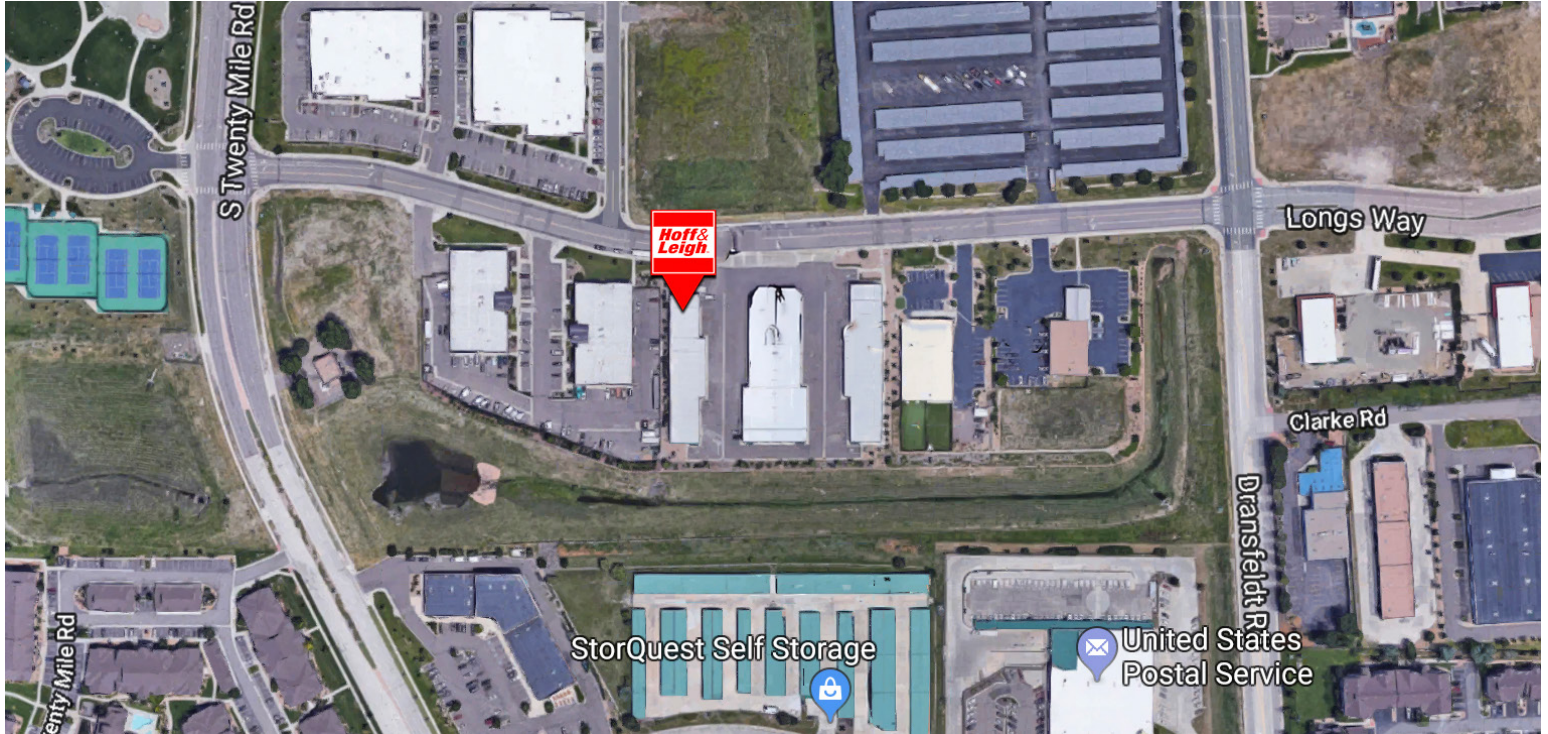
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