

## NOW ACCEPTING RESERVATIONS

**10262 DRANSFELDT PLACE  
BUILDINGS A&B  
PARKER, CO 80134**

**WORK | PLAY | FLEX**

### Project Information:

Estimated Delivery: Winter 2023  
32,184 SF  
2 buildings  
18 units

### Uses:

Work - Play - Flex  
Light Industrial Zoning

### Standard Features:

14x14 OH Doors with Remote Operator, Painted Steel Mezzanines, Wet Bars, Private Restrooms with upgraded fixtures, LED Lights, HVAC with 4 ton High Efficiency System, 3-Phase 150 amp Power, Polished Concrete Floors, 65+FT Drive Aisles, 24-Hour Access

### Summary:

No matter your needs – business, personal, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. NorthStar Flex Spaces are designed with you in mind. Perfect for creative office, assembly, distributions, or a private studio, it is the ideal space to grow your small business into. Units range from 1,215 to 2,916 SF with the ability to combine units, giving you the flexibility to make your space work for you!



# OVERVIEW

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## YEAR BUILT:

Estimated Delivery: Winter 2023

## SAMPLE UNIT SIZES:

1,215 SF to 2,916 SF with ability to combine units

Scan QR Code for Inventory Tracking:



## OCCUPANCY:

Light Industrial Zoned.  
Ideal for Work - Play - Flex

## FOR SALE / FOR LEASE:

See Inventory Tracking



CASTLE ROCK, CO LOCATION

## PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, Flex Warehouse Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Painted Steel Mezzanines
- Finished Private Restrooms with Fixtures
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Doors w/ operators
- Wet Bar with Quartz or similar counters and space for under-mounted fridge or dishwasher

## 5 Reasons to Own

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- Customize Your Space!



CASTLE ROCK, CO LOCATION



Pricing and availability is subject to change without notice.



For more info, scan  
QR code or go to:

[www.PersonalWarehouse.com/Parker-CO/](http://www.PersonalWarehouse.com/Parker-CO/)



303-222-0768



[ProCoreCRE@outlook.com](mailto:ProCoreCRE@outlook.com)

# CONCEPT PHOTOS

ROUND ROCK, TX LOCATION

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# CONCEPT - SAMPLE USES

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CREATIVE OFFICE



MANUFACTURING



STUDIO SPACE



PACKING & DISTRIBUTION



PRIVATE RESTROOM



FABRICATION & REPAIRS

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# AERIAL MAP

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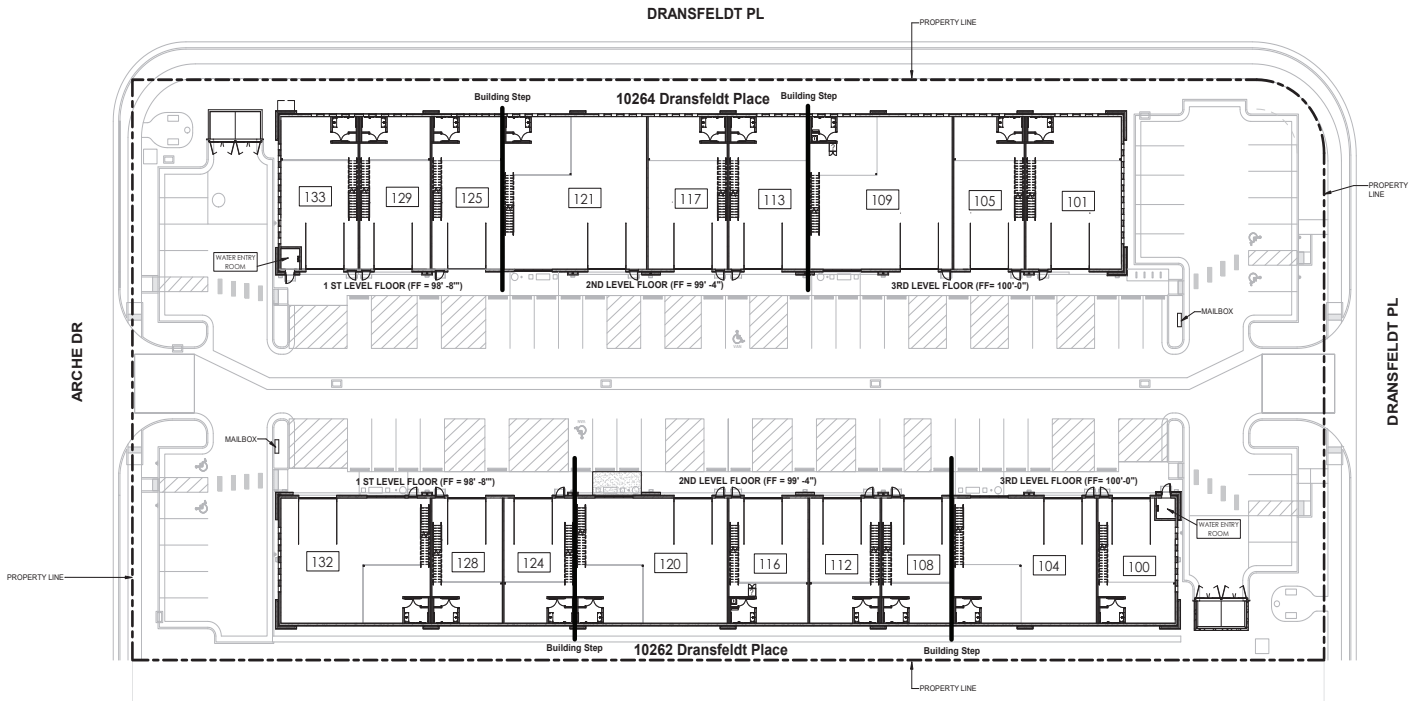
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# SITE PLAN

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10264 Dransfeldt Place					
Unit	Width	Depth	SF	Mezz SF	Net SF
101	37.0	54.0	1,998	532	2,530
105	27.0	54.0	1,458	392	1,850
109	54.0	54.0	2,916	500	3,416
113	30.0	54.0	1,620	442	2,062
117	30.0	54.0	1,620	442	2,062
121	54.0	54.0	2,916	500	3,416
125	27.0	54.0	1,458	393	1,851
129	27.0	54.0	1,458	392	1,850
133	30.0	54.0	1,620	430	2,050
<b>TOTALS</b>			<b>17,064</b>		<b>21,087</b>

10262 Dransfeldt Place					
Unit	Width	Depth	SF	Mezz SF	Net SF
100	30.0	45.0	1,350	402	1,752
104	54.0	45.0	2,430	500	2,930
108	27.0	45.0	1,215	365	1,580
112	27.0	45.0	1,215	366	1,581
116	30.0	45.0	1,350	412	1,762
120	57.0	45.0	2,565	500	3,065
124	27.0	45.0	1,215	366	1,581
128	27.0	45.0	1,215	366	1,581
132	57.0	45.0	2,565	500	3,065
<b>TOTALS</b>			<b>15,120</b>		<b>18,897</b>



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