

LIGHT INDUSTRIAL FOR SALE

# DRANSFELDT INDUSTRIAL/SERVICE BLDG.

10226 DRANSFELDT RD., PARKER, CO 80134

**TREVEY**  
COMMERCIAL



## PROPERTY FEATURES

- ±4,200 SF Light Industrial / Service Building For Sale with Dransfeldt Road Visibility
- Rare Zoning Opportunity in Parker Allowing Automotive Sales & Service
- Ideal for Service and Trade Operators
- Ample On-Site Parking in Addition to Striped Spaces
- Freestanding Monument Signage Available
- Prime South Metro Location Serving Parker, Castle Rock & Southeast Denver
- Excellent Access to Major Transportation Corridors ±5 Minutes to E-470, ±15 Minutes to I-25, and ±30 Minutes to Downtown Denver
- Strong Visibility Along Dransfeldt Road with Convenient Local Access

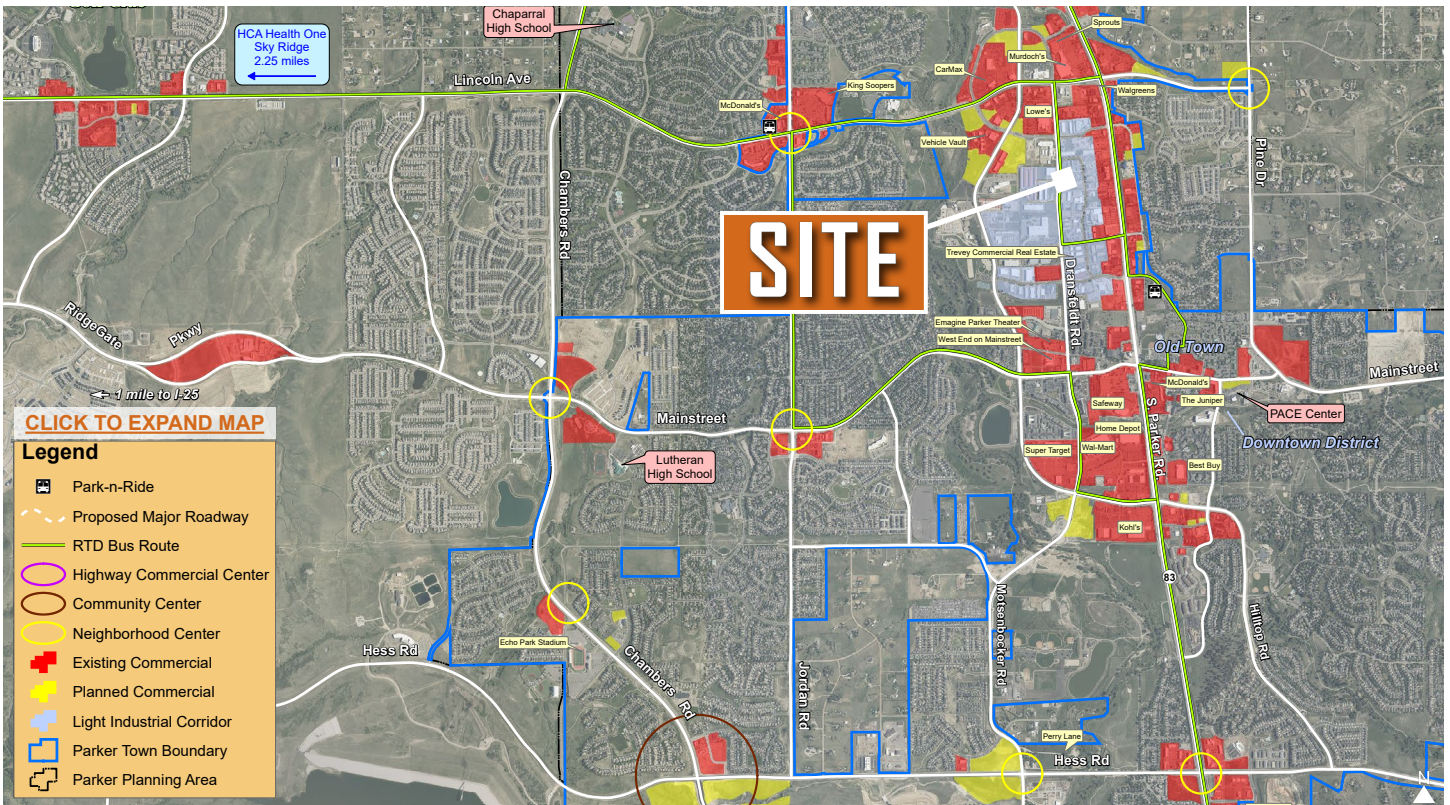
## PROPERTY DETAILS

AVAILABLE	4,200 SF on 0.48 AC
SALE PRICE	\$1,700,000
PROPERTY TAXES	\$21,646.00 (2025)
LOADING	(1) 8'x10' Drive-in Door
ZONING	Light Industrial
PARKING	28 Striped Parking Spaces
CLEAR HEIGHT	14' Clear
Y.O.C.	1983
USE	Automotive, Light Industrial
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D.
CITY / COUNTY	Parker / Douglas
FRONTAGE	100' Along Dransfeldt Rd.

**SITE DETAIL**



**TRANSPORTATION & COMMERCIAL DEVELOPMENT**



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