

LIGHT INDUSTRIAL / AUTOMOTIVE BUILDING FOR LEASE

10270 DRANSFELDT ROAD

10270 DRANSFELDT RD. PARKER, CO 80134

TREVEY
COMMERCIAL



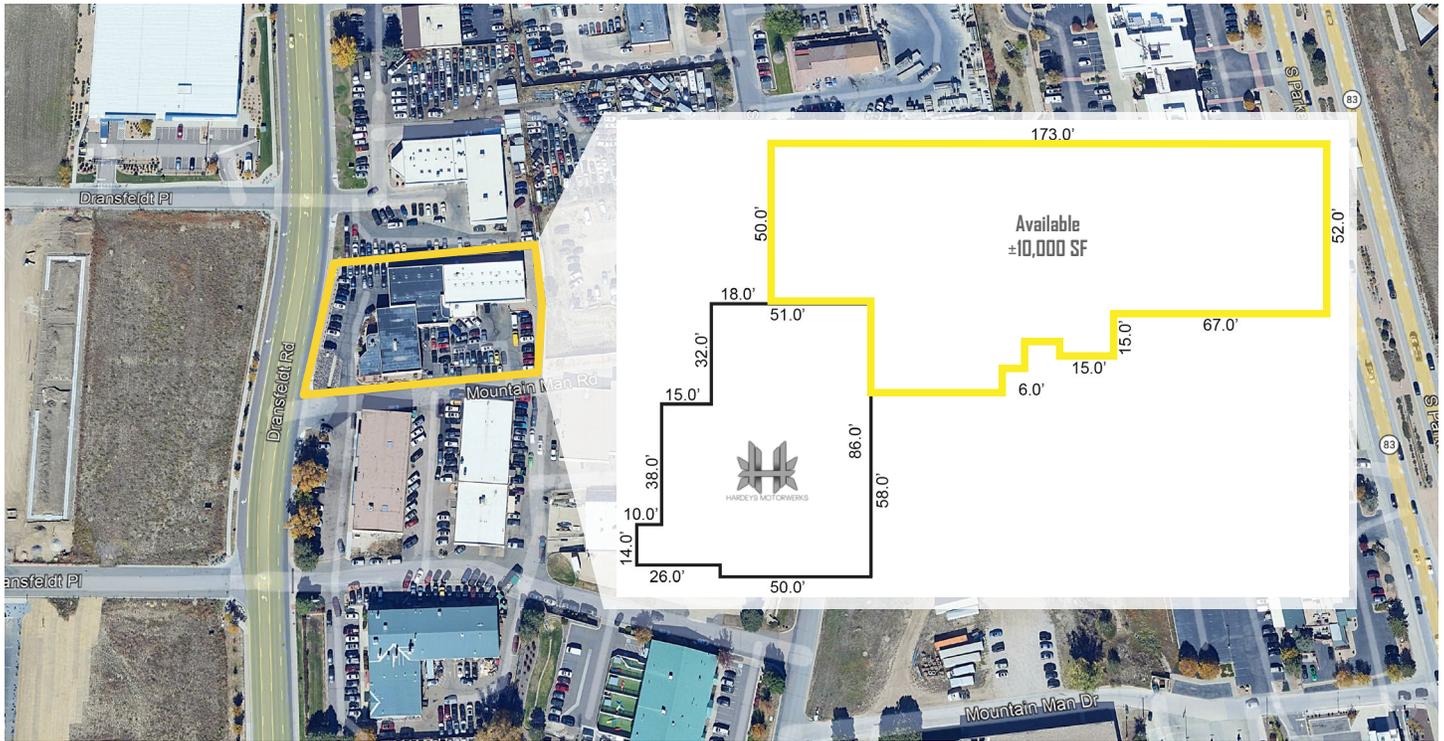
PROPERTY FEATURES

- 10,000 SF for Lease with Dransfeldt Road Visibility
- Available Immediately
- Approximately 25% Office with 75% Shop / Warehouse
- Bonus Mezzanine Office / Storage Included
- Full 15,720 SF Building Also for Sale
- Unique Opportunity for Light Industrial Users in Parker
- 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	±10,000 SF
LEASE RATE	\$15.00 / SF NNN
NNN / CAM	\$5,208.77 + Utilities
MONTHLY RENT	\$17,708.77 / Month (Est.)
LOADING	(2) 14'x14' Drive-in Doors
ZONING	PD - LI
PARKING	2: 1,000
CLEAR HEIGHT	18' Clear
USE	Automotive, Light Industrial, Flex, Warehouse
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D.
CITY / COUNTY	Parker / Douglas

SITE DETAIL



TRANSPORTATION & COMMERCIAL DEVELOPMENT

