

**168 MILLER DR
DACONO, CO 80514
FOR SALE**

TURNKEY UNITS

Sizes: 1,395 - 2,042 SF

Price: See Page Three

Zoning: I-1

SO FLEXY

Ready to break free from the mundane? These brand-new industrial/flex condo units at 168 Miller Drive are the place where functionality meets style. With a huge 14x14 ft glass overhead door and a mezzanine for your creative endeavors, these spaces are ready to work as hard as you do. The modern kitchen and ADA-compliant bathroom make day-to-day tasks a breeze, while epoxy floors keep things looking sharp. Plus, with a gated entry and ample parking, you can be sure your business will have everything it needs to thrive.

MOVE-IN READY

PROPERTY HIGHLIGHTS

- Brand new industrial/flex condo units with gated entry and 20 foot clear height
- Each unit has a glass 14x14 ft OH door, kitchenette, epoxy floors, ADA bathroom, front glass door
- Parking: 3 per 1,000 SF
- Contact Brokers for more details about short-term leasing options

**NEW TURNKEY INDUSTRIAL/FLEX
CONDOS FOR SALE**

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Architectural Floor Plan Details:

- Units and Status:**
 - Unit 700: 1,395 SF, \$597k (SOLD)
 - Unit 800: 1,442 SF, \$595k (LEASED)
 - Unit 900: 1,442 SF, \$595k
 - Unit 1000: 1,442 SF, \$595k
 - Unit 1100: 2,042 SF, \$847k
 - Unit 1200: 2,036 SF, \$853k (SOLD)
 - Unit 100: 1,395 SF, \$597k
 - Unit 200: 1,442 SF, \$595k (LEASED)
 - Unit 300: 1,442 SF, \$595k
 - Unit 400: 1,442 SF, \$595k
 - Unit 500: 2,042 SF, \$847k
 - Unit 600: 2,036 SF, \$853k
- Common Areas:** MEZZANINE, FUTURE COFFEE BAR, FUTURE RR, FUTURE UNIT DIVISION WALLS.
- Overhead Doors:** 16' W X 14' H GLASS.
- Other Features:** FIRE ESCAPE, TYP @ DOOR, DRAIN LEADER, FUTURE UNIT DIVISION WALLS.
- Dimensions:** Overall dimensions are 175'-0" wide by 101'-0" deep. Individual unit dimensions are provided for each unit.
- Orientation:** North arrow pointing towards the top-left corner.

168 MILLER DR DACONO, CO 80514

↑ 42 MI | 49 MINS
FORT COLLINS



CommonSpirit

Interstate Ford



KING
Soopers

HIGHWAY 52

DOWNTOWN

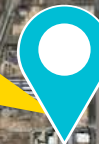


CASA CORTES
MEXICAN RESTAURANT

DACONO
BMX

CLEM
DUFOR
PARK

COLORADO BLVD



GRANDVIEW BLVD

LABOR FORCE
WITHIN 10 MI
120,525

HOUSING GROWTH
5,661 Current Dwelling Units
2,769 Residential Lots in Process

DIVERSE WORKFORCE
in Manufacturing,
Biosciences, Aerospace,
R&D, Energy and more.

22.5 MI | 31 MINS
BOULDER



26 MI | 33 MINS
DENVER



LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



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