

COMMERCIAL WAREHOUSE & OFFICE FOR LEASE

DELBERT RD. WAREHOUSE & OFFICE

9897 N. DELBERT RD., PARKER, CO 80138



PROPERTY FEATURES

- Excellent Opportunity for Contractor / Service Industry
- Warehouse with Deluxe Office East of Parker
- High Capacity Fiber Communication in Place
- Approximately One (1) Acre for Accessory Storage
- 24-Hour Access with Secure Gate
- Adjacent to Owner's Part-time Residence
- Space Available Only in "As-Is" Condition (*No Demolition or Additional Tenant Finish Requiring Permit*)
- Single Tenant Only - **Not Divisible**
- RV / Boat Storage & Automotive Service - **Not Permitted**
- Centrally Located Between Parker, Southeast Aurora and Fast Growing Elbert County

PROPERTY DETAILS

AVAILABLE	±8,100 SF
LEASE RATE	\$16.00 / SF MG
ADDITIONAL RENT	Tenant Pays Electrical
MONTHLY RENT	\$10,800.00
LOADING	Two (2) 14'x14' Drive-in with Roll-up Doors
CLEAR HEIGHT	±16' - 20' Clear
ZONING	Agricultural / Accessory
BUILDING SIZE	±9,600 SF on 1 AC m/l
ROOF	Metal
POWER	200 Amp / Single Phase
Y.O.C.	2001
CITY / COUNTY	Parker / Douglas
UTILITIES	CORE / Well & Septic

SITE AERIAL



INTERIOR PHOTOS



Main Office / Entry



Warehouse / Loading



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