

# COMMERCIAL BUILDING FOR SALE

# STAGECOACH BUILDING

18632 PONY EXPRESS DR. UNITS B-1, B-2 & B-4, PARKER, CO 80134



OWNER-USER OPPORTUNITY!



## PROPERTY FEATURES

- Incredibly Rare Owner-User Investment Opportunity
- 20' Clear Height with 14' Roll-up Doors
- 4,000 SF Available for Immediate Occupancy with Potential for More
- Highly Sought After Light Industrial / Commercial Zoning in Parker
- Current Gross Income  $\pm$ \$234,000
- Water & Sanitation Provided by Parker Water & Sanitation
- Gas & Electric Provided by CORE / Xcel Energy

## PROPERTY DETAILS

AVAILABLE	$\pm$ 17,441 SF (See Reverse)
BUILDING SIZE	$\pm$ 26,000 SF on 1.769 AC
PRICE	\$2,950,000.00 (\$169 / SF)
LOADING	14' Roll-up Doors
PARKING	4:1000
ZONING	PD - Parker
USE	Commercial, Light Industrial, Residential, Office, Retail

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,062	\$136,679	\$467,546
5 Mile	128,152	\$141,144	\$468,687
10 Mile	526,927	\$143,772	\$486,951

\*2028 Projected Population

### PARKER MARKET SERVICE AREA

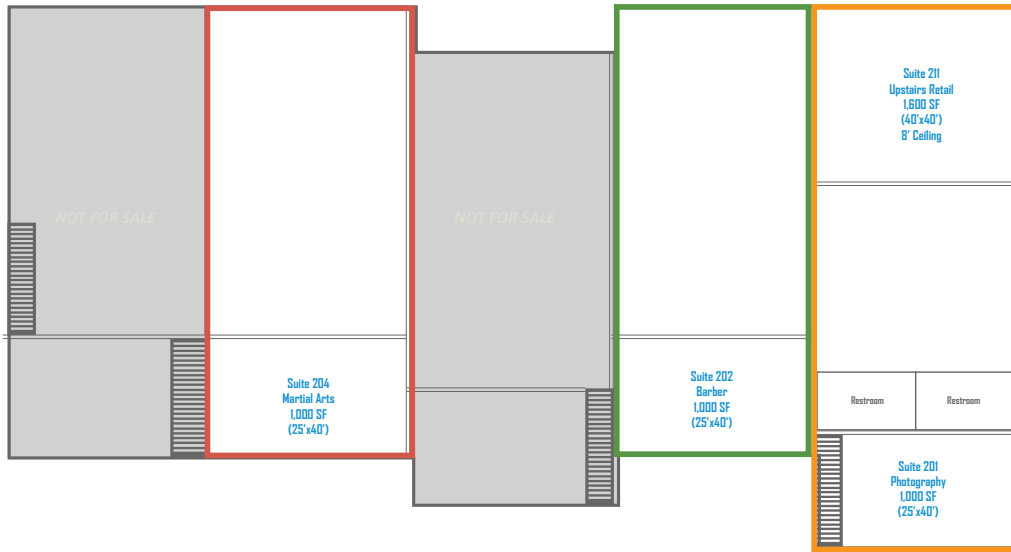
- Parker, CO consists of two zip codes (80134 & 80138) delivering  $\pm$ 107,434 Residents.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

### TRAFFIC COUNTS

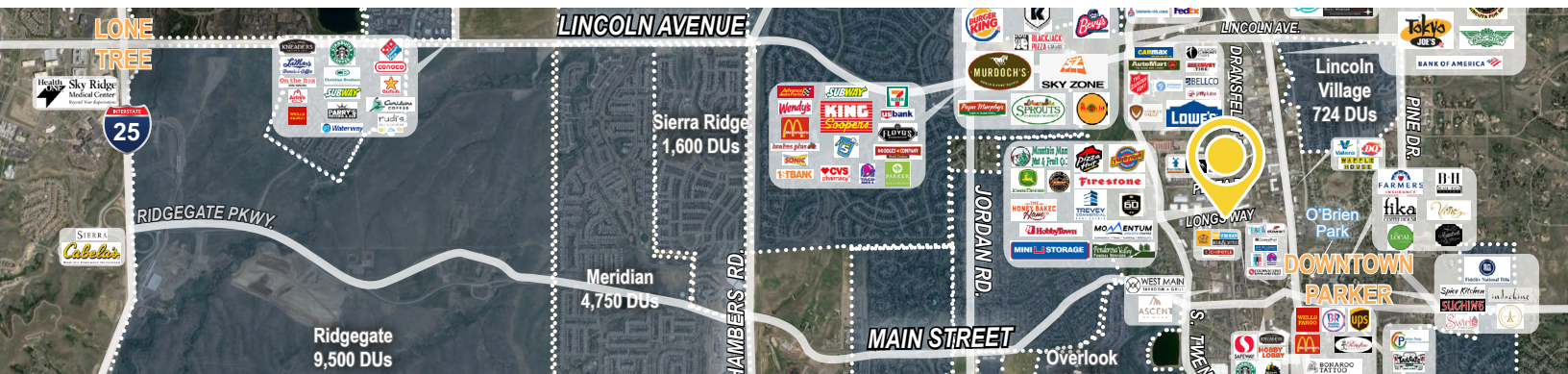
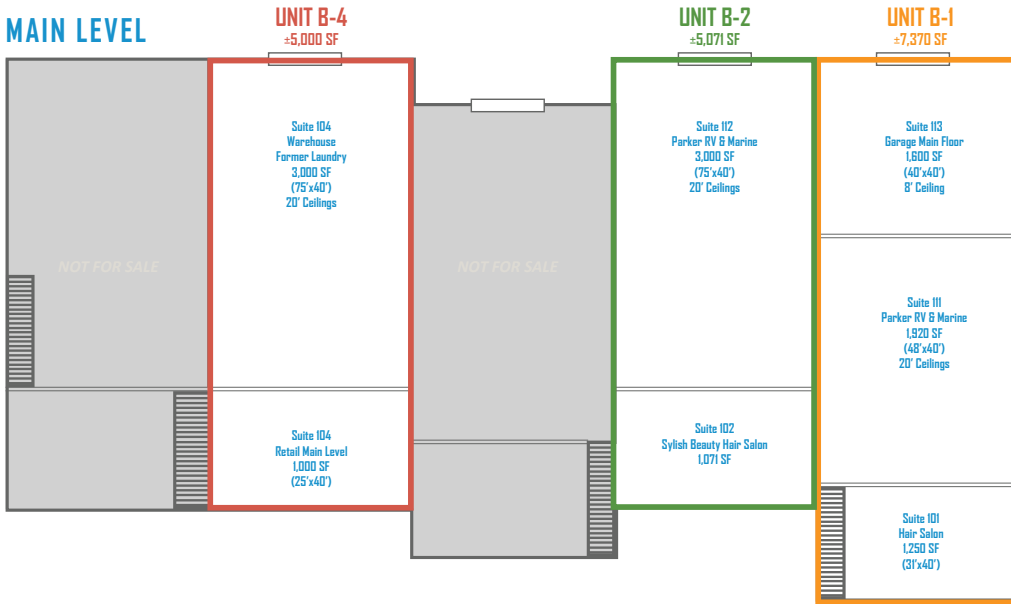
Vehicles Per Day (VPD)
Approx. 13,500 VPD on Pony Express Dr. South
Approx. 18,000 VPD at Dransfeldt Rd. & Mainstreet
Approx. 48,000 VPD on Parker Rd. at Longs Way

FLOOR PLAN

UPPER LEVEL



MAIN LEVEL



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