

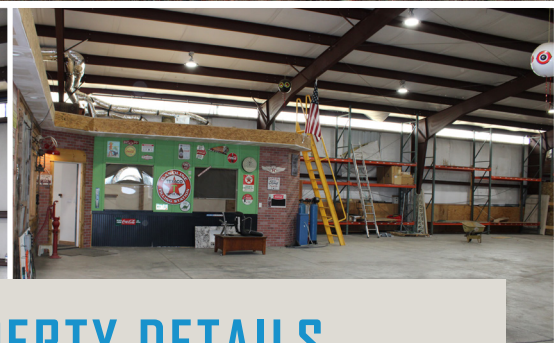
COMMERCIAL OFFICE & WAREHOUSE FOR LEASE

DELBERT RD. DELUXE OFFICE & WAREHOUSE

9897 N. DELBERT RD., PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- ±7,300 SF Available
- Deluxe Office with Warehouse East of Parker
- Excellent Opportunity for Contractor / Service Industry
- 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*)
- RV / Boat Storage & Automotive Service - **Not Permitted**
- Centrally Located Between Parker, Southeast Aurora and Fast Growing Elbert County

PROPERTY DETAILS

AVAILABLE	±7,300 SF
LEASE RATE	\$15.00 / SF MG
ADDITIONAL RENT	Tenant Pays Electrical
MONTHLY RENT	\$9,125.00
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

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

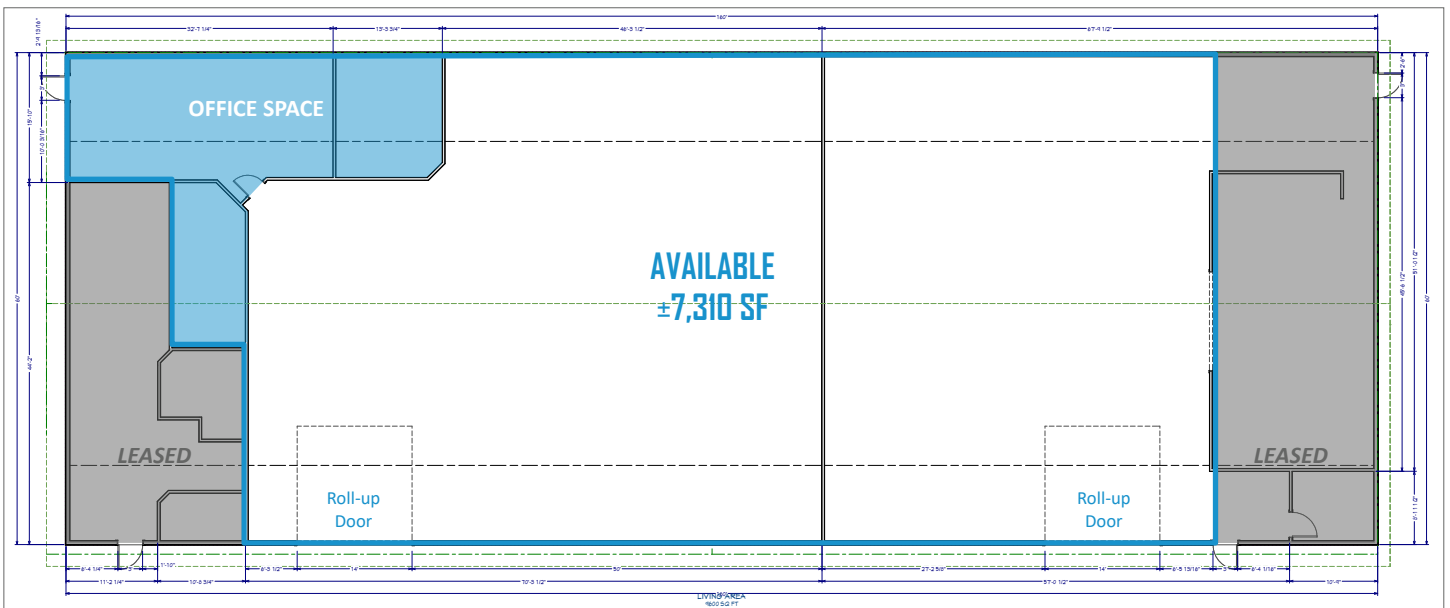
MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SITE AERIAL



FLOOR PLAN



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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Please call to confirm current property status and accuracy of information contained herein.