

LIGHT INDUSTRIAL / AUTOMOTIVE BUILDING FOR LEASE

10270 DRANSFELDT ROAD

10270 DRANSFELDT RD. PARKER, CO 80134

TREVEY
COMMERCIAL



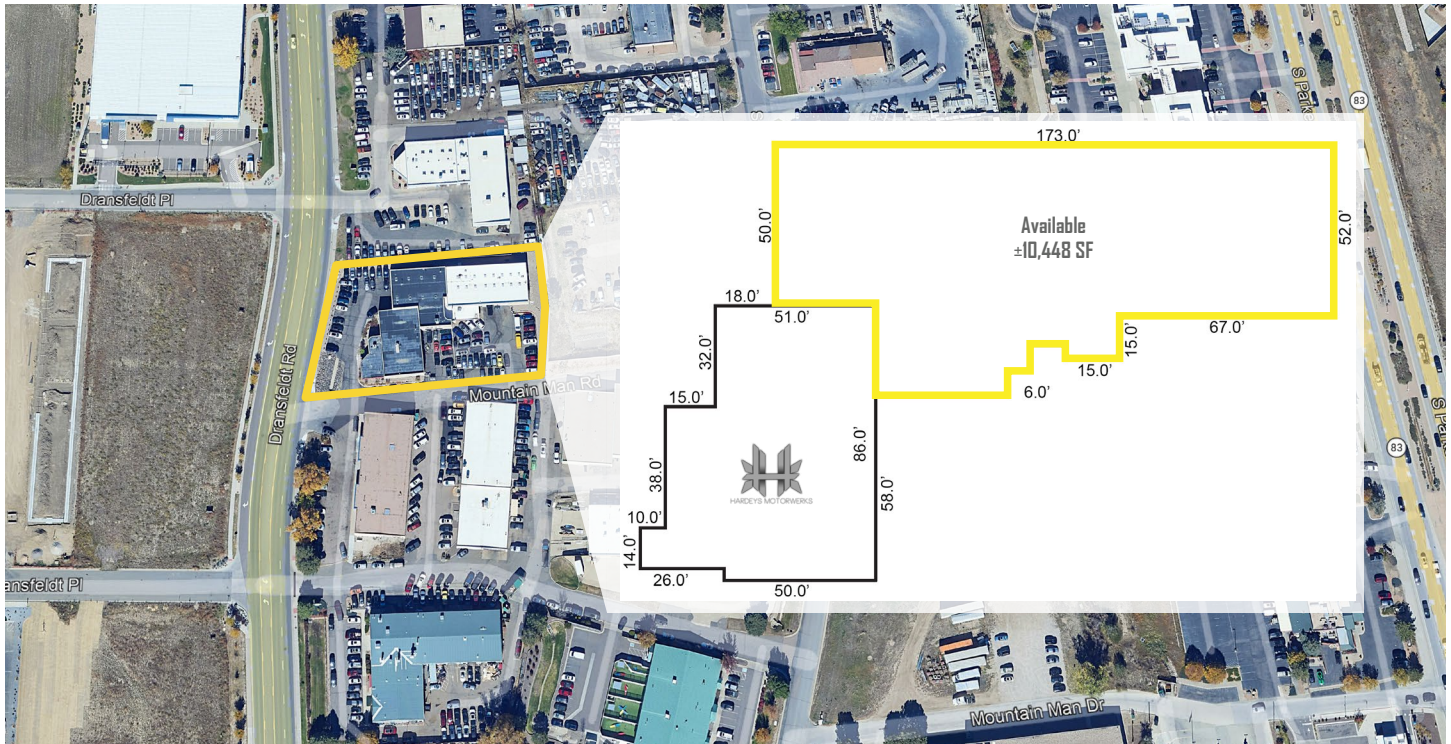
PROPERTY FEATURES

- 10,448 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

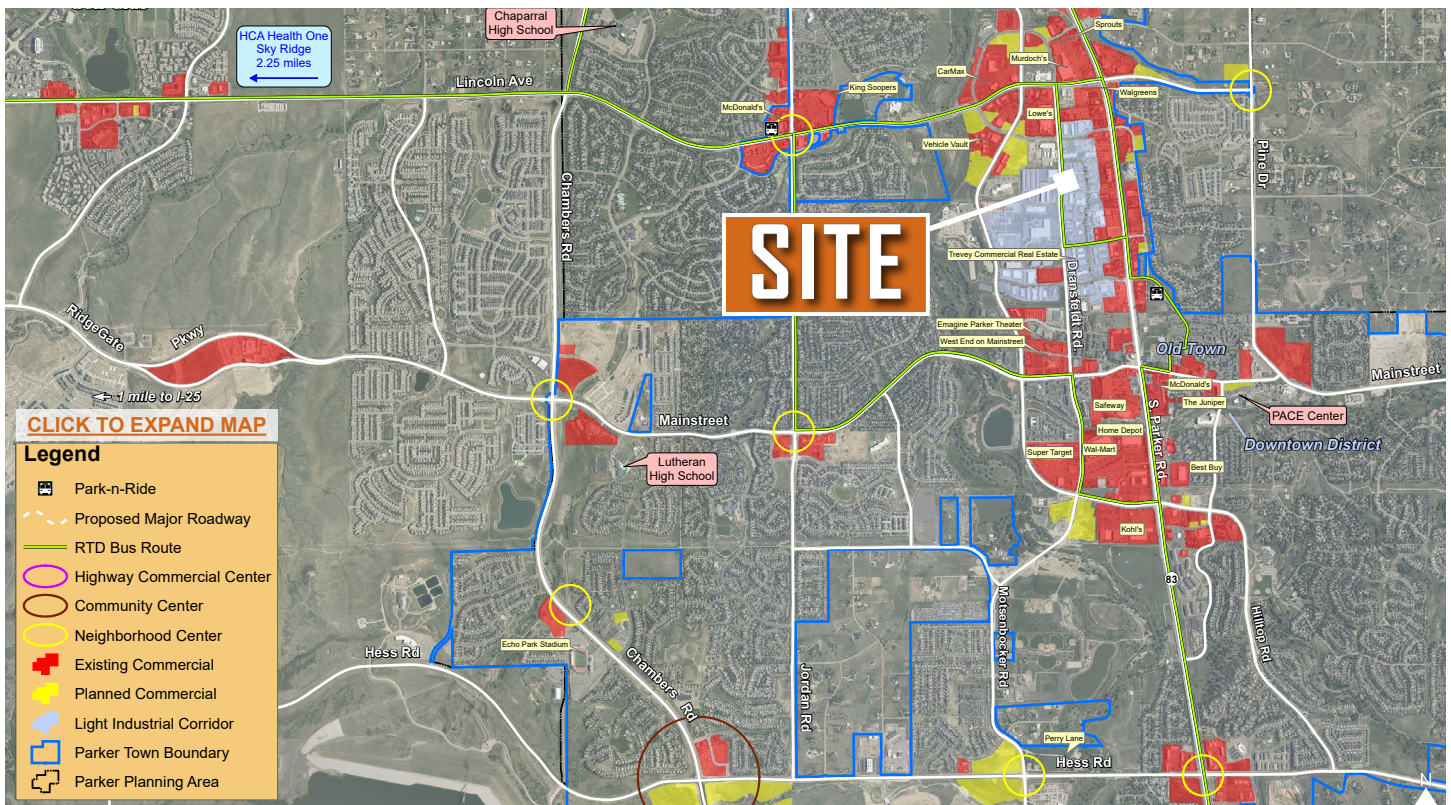
PROPERTY DETAILS

AVAILABLE	±10,448 SF
LEASE RATE	\$17.00 / SF NNN
NNN / CAM	\$5.98 / SF + Utilities
MONTHLY RENT	\$20,010.10 / 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



TREVEY
COMMERCIAL

www.trevey.com
303-841-1400

TOMMY DAHER
V.P. Sales & Leasing
tommy@trevey.com
C: 303-916-8231

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.