

LIGHT INDUSTRIAL / AUTOMOTIVE BUILDING FOR SALE

10270 DRANSFELDT ROAD

10270 DRANSFELDT RD. PARKER, CO 80134

TREVEY
COMMERCIAL



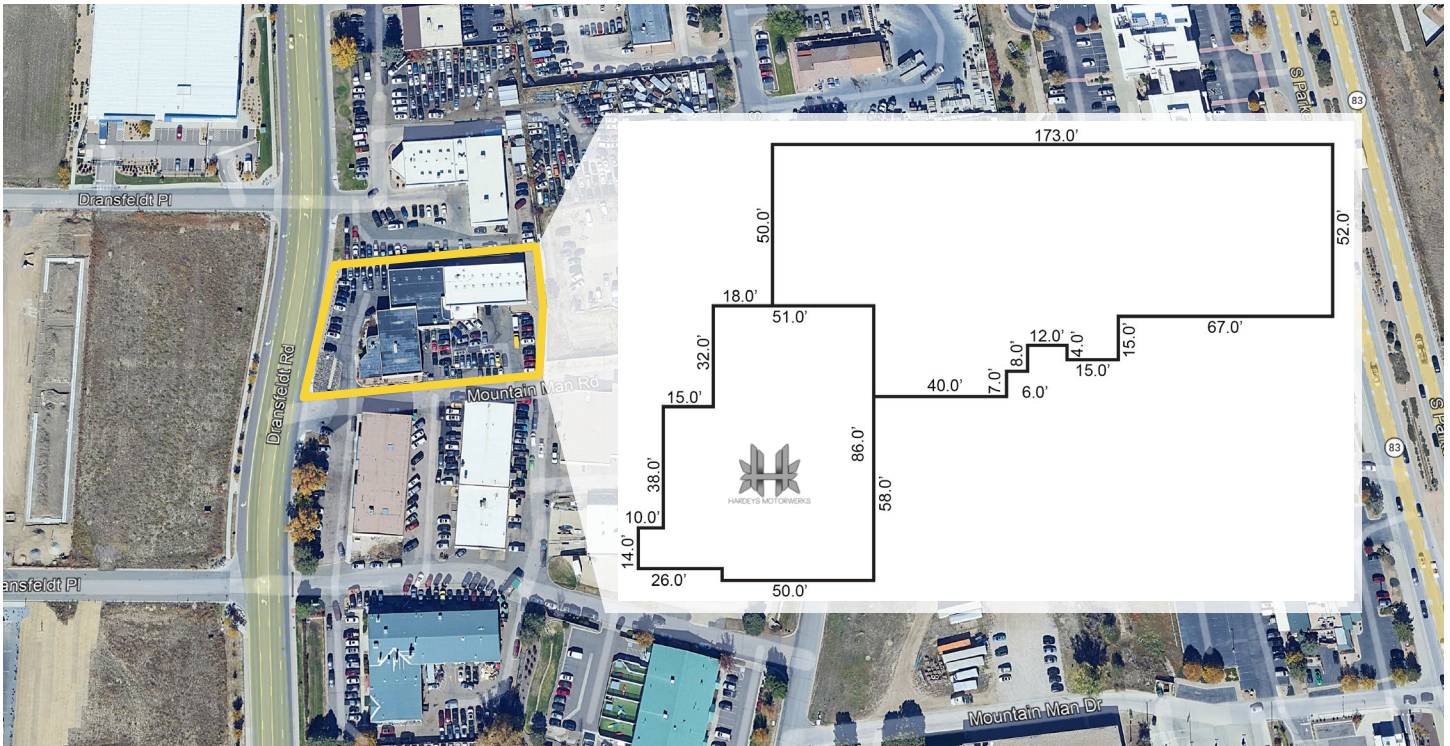
PROPERTY FEATURES

- 15,720 SF Multi-Tenant Light Industrial Building For Sale with 10,448 SF for Lease with Dransfeldt Road Visibility
- Rare Opportunity for Light Industrial Users or Investors in Parker
- Prime South Metro Location Serving Parker, Castle Rock & Southeast Denver
- 10,448 SF Available for Owner/User with Income from Existing $\pm 5,272$ SF Tenant
- Flexible Industrial Layout Suitable for Warehouse, Service, or Flex Users
- 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	15,720 SF on 1.034 AC
SALE PRICE	\$3,150,000 (\$200.00 / SF)
PROPERTY TAXES	\$59,384.12 (2025)
LOADING	(2) 14'x14' Drive-in Doors (2) 10'x9' Drive-in Doors (1) 12'x12' Drive-in Door
ZONING	PD - LI
PARKING	2: 1,000
CLEAR HEIGHT	18' Clear
USE	Automotive, Light Industrial, Flex, Warehouse
CAPITAL IMPROVEMENTS	Numerous Improvements - Contact Broker for Details
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D.
CITY / COUNTY	Parker / Douglas

SITE DETAIL



TRANSPORTATION & COMMERCIAL DEVELOPMENT

