

**SOUTHEAST GROUND  
AVAILABLE**

**Colliers**



# **COMPARK #2, LOT 7 PARKER, CO 80134**

Corner of S. Chambers Rd.  
and Grasslands Dr.

**5.093 ACRE  
INDUSTRIAL LAND  
OPPORTUNITY  
FOR SALE**



Parker - Planned Development Zoning



Easy Access to I-25, E-470 & Parker Rd.



1.5 Miles to Centennial Airport



Close Proximity to Compark Business  
Campus



Annexed & Zoned in Town of Parker

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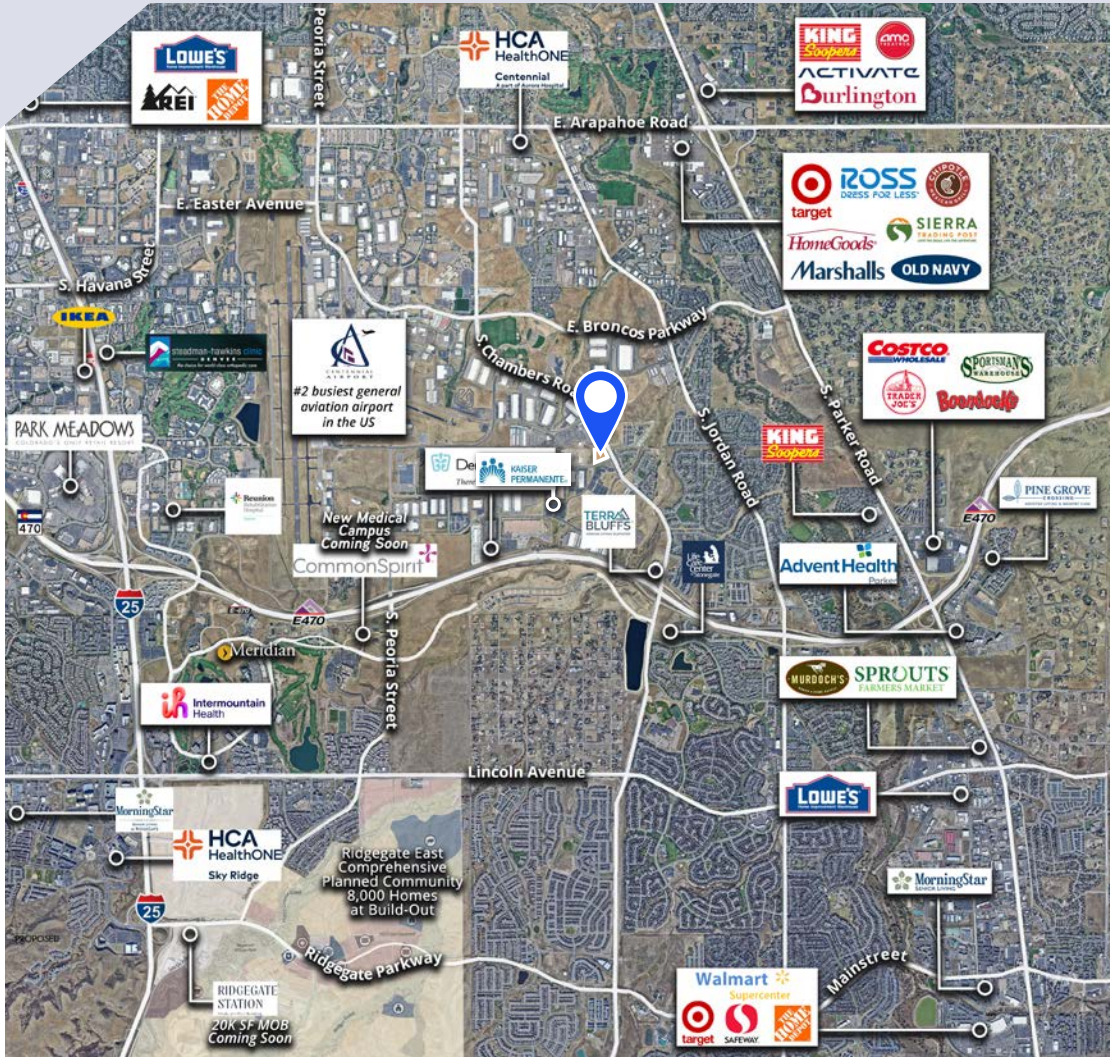
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# LOCATION OVERVIEW

- SITE SIZE:**  
5.093 Acres
- LAND SALE PRICE:**  
\$2,220,000
- ZONING:**  
Parker - Planned Development Zoning  
([Parker - Planned Development Zoning Table](#))

Many potential layouts possible, enhanced parking and/or outside storage yard.

| DRIVE TIMES/ACCESS | MILES | TIME    |
|--------------------|-------|---------|
| Centennial Airport | 1.5   | 3 min.  |
| E-470              | 2.0   | 4 min.  |
| Parker Road        | 2.4   | 5 min.  |
| Arapahoe Road      | 2.6   | 5 min.  |
| I-25               | 4.0   | 7 min.  |
| C-470              | 4.1   | 11 min. |
| Downtown Denver    | 19.0  | 26 min. |
| DIA                | 28.0  | 33 min. |
| Colorado Springs   | 59.0  | 61 min. |



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