

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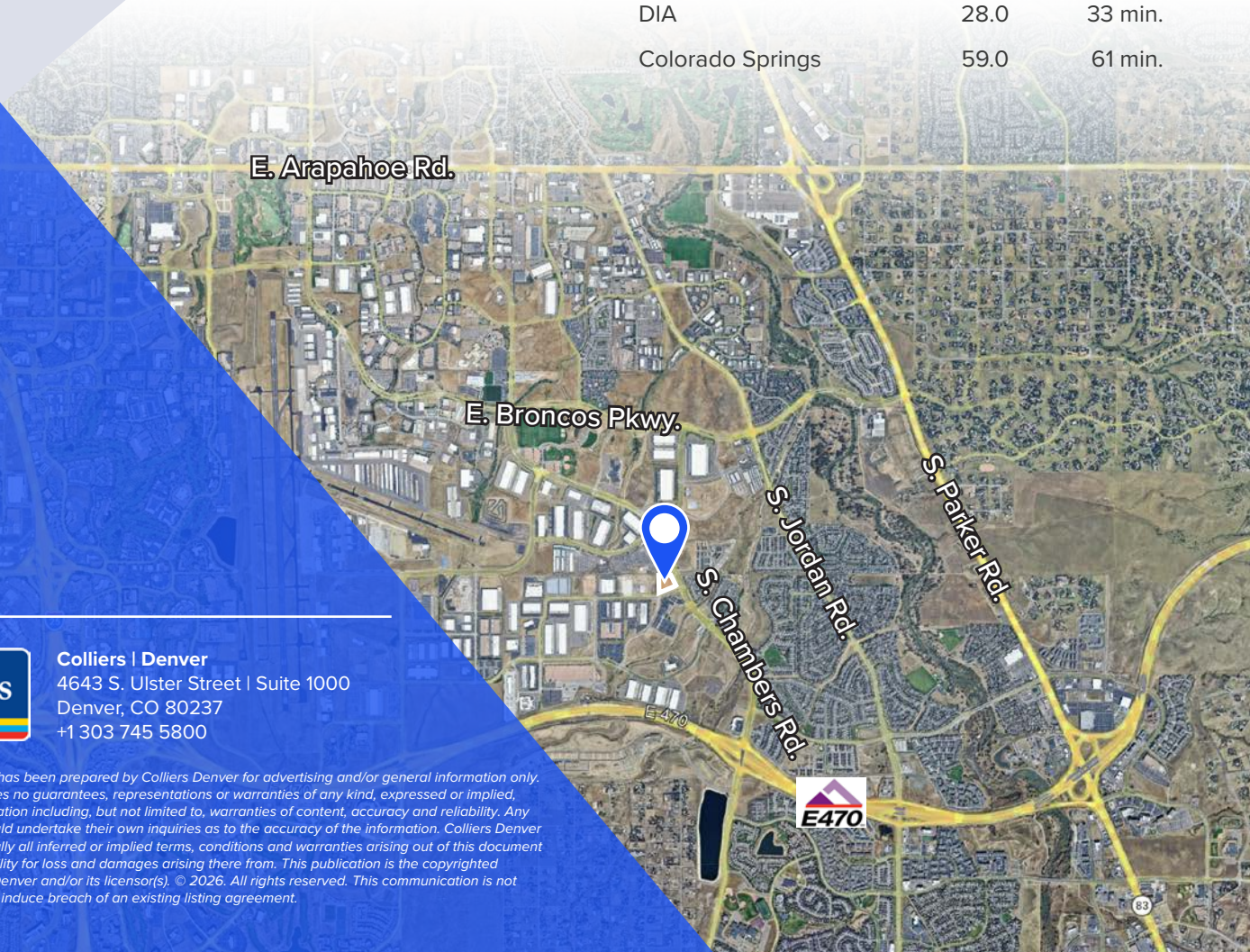
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- **SITE SIZE:** 5.093 Acres
- **LAND SALE PRICE:** \$2,220,000
- **ZONING:** Parker - Planned Development Zoning
([Parker - Planned Development Zoning Table](#))

LOCATION OVERVIEW

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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