

CONDOS FOR SALE

PARKER LIGHT INDUSTRIAL / FLEX CONDOS

10262 & 10264 DRANSFELDT PLACE, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- Premium Light Industrial / Flex Office Condominiums for Sale
- Two (2) Units Available: 3,065 SF & 3,416 SF
- Each Unit Includes Approximately 500 SF of Finished Mezzanine Space
- High-end, Turnkey Interior Finishes / Private Restrooms
- Flexible Floor Plans Ideal for Office, Warehouse, Showroom, Hobby, or Personal Workspace
- Zoning Allows for Automotive & Service Businesses, Distribution, Contractors & Private Users (Collectors / “Man Caves”)
- Convenient Location Close to Parker Rd., Lincoln Ave. & E-470
- Rare Owner/User Opportunity in Parker’s Limited Light Industrial Market

PROPERTY DETAILS

AVAILABLE	10262 Suite 132: 3,065 SF \$1,100,000 (\$358.89/SF) \$641 Tax / \$823 CAM Monthly
	10264 Suite 109: 3,416 SF \$1,300,000 (\$380.56/SF) \$729 Tax / \$936 CAM Monthly
LOT SIZE	0.92 AC
ZONING	Light Industrial
PARKING	0.42/1,000 SF
CLEAR HEIGHT	23’ Clear
LOADING	14’x14’ Overhead Doors
Y.O.C.	2025
POWER	3-Phase
UTILITIES	CORE / Xcel
WATER / SAN	P.W.S.D
CITY / COUNTY	Parker / Douglas

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PROPERTY IMAGES



Clean Exterior Finishes with Great Access & Signage Opportunities.



Ground Level Restroom with Kitchenette.



Beautifully Finished Mezzanine Space with Windows.



High Quality Sealed Concrete Floors with LED Lighting, Heating & Air Conditioning, 23' Clear Height & No Support Columns.

NEARBY AMENITIES



SITE AERIAL



DEMOGRAPHICS			
Radius	Population	Income	Home Value
2 Mile	42,651	\$138,393	\$671,313
5 Mile	147,541	\$154,840	\$718,567
10 Mile	577,418	\$156,289	\$713,991
TRAFFIC COUNTS			
Vehicles Per Day (VPD)			
Approx. 9,500 VPD along Dransfeldt Rd. & Lincoln Ave.			
Approx. 30,000 VPD along Lincoln Ave. & Dransfeldt Rd.			
Approx. 50,000 VPD at E. Plaza Dr. & Parker Rd.			