



NEW CLASS A INDUSTRIAL
FOR SALE OR LEASE ±14,500 - 133,133 SF

Delivery Q1 2027 | Compark Blvd at S Chambers Rd, Parker, CO 80112

COMPARK470

SITE PLAN

BUILDING 1
59,643 SF

BUILDING 2
73,490 SF

	BUILDING SIZE	AVAILABLE SPACE	DIVISIBILITY	LOADING	PARKING COUNT	BUILDING DEPTH	POWER	CLEAR HEIGHT
BUILDING 1	±59,643 SF	±59,643 SF	±14,500	12 Dock-High & 4 Drive-In *ability to add up to 2 additional	103 Spaces	165'	2000A	24'
BUILDING 2	±73,490 SF	±73,490 SF	±18,000	14 Dock-High & 4 Drive-In *ability to add up to 4 additional	112 Spaces	180'	2000A	24'

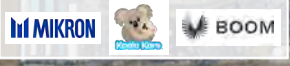


LOCATION AND CORPORATE NEIGHBORS



DOVE VALLEY REGIONAL PARK

CHERRY CREEK INNOVATION CAMPUS



S CHAMBERS RD

S JORDAN RD

S PARKER RD

E COUNTY LINE RD

S PEORIA ST

CENTENNIAL AIRPORT

COMPARK 470



ROCKY VISTA UNIVERSITY

PARKER PERFORMING ARTS SCHOOL

COMPARK BLVD



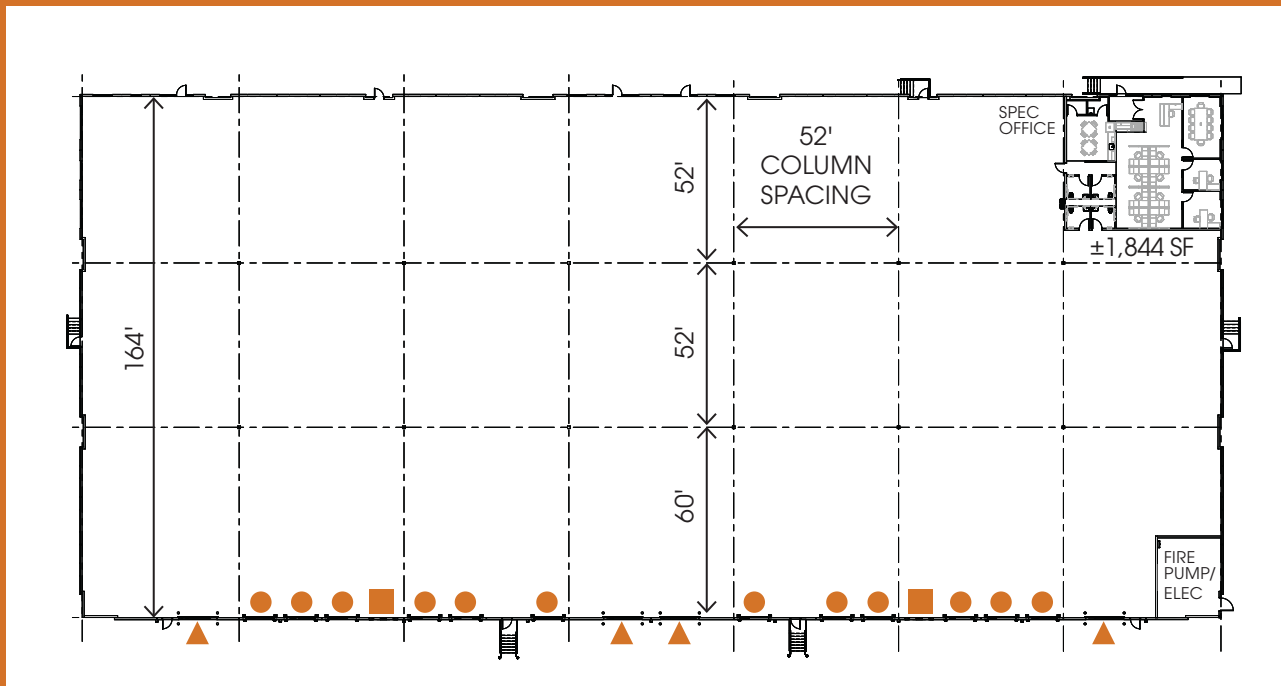
COTTONWOOD DR



 FULL ACCESS INTERCHANGES



BUILDING 1



- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels

BUILDING 1 SPECS

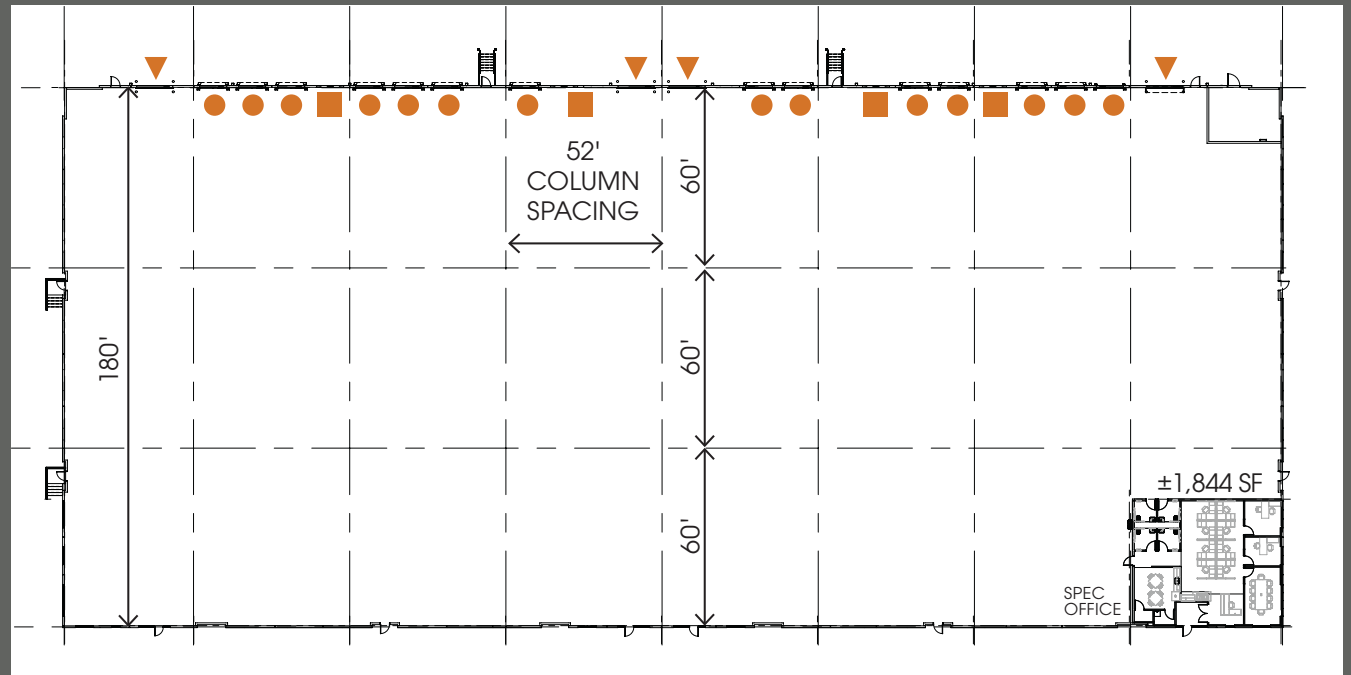
AVAILABLE SPACE	± 14,500 - 59,643 SF
SPEC OFFICE	±1,844 SF
BUILDING DEPTH	165'
COLUMN SPACING	52' x 51'
CLEAR HEIGHT	24'
TRUCK COURT	190' (Shared)
LOADING	4 Drive-In Doors 12 Dock-High Doors
SPRINKLERS	ESFR
AUTO PARKING	103 Spaces
POWER	2000A, 480V, 3P



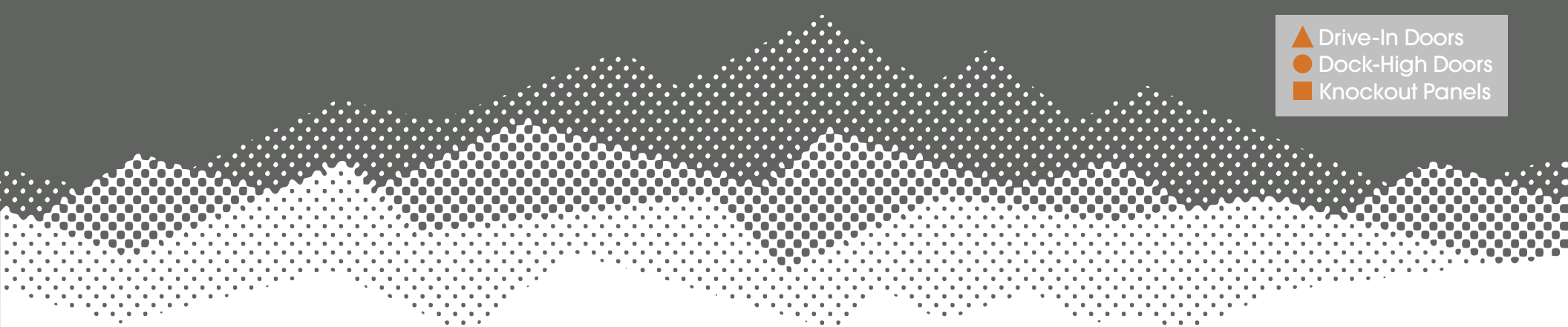
BUILDING 2

BUILDING 2 SPECS

AVAILABLE SPACE	± 18,000 - 73,490 SF
SPEC OFFICE	±1,844 SF
BUILDING DEPTH	180'
COLUMN SPACING	52' x 60'
CLEAR HEIGHT	24'
TRUCK COURT	190' (Shared)
LOADING	4 Drive-In Doors 14 Dock-High Doors
SPRINKLERS	ESFR
AUTO PARKING	112 Spaces
POWER	2000A, 480V, 3P

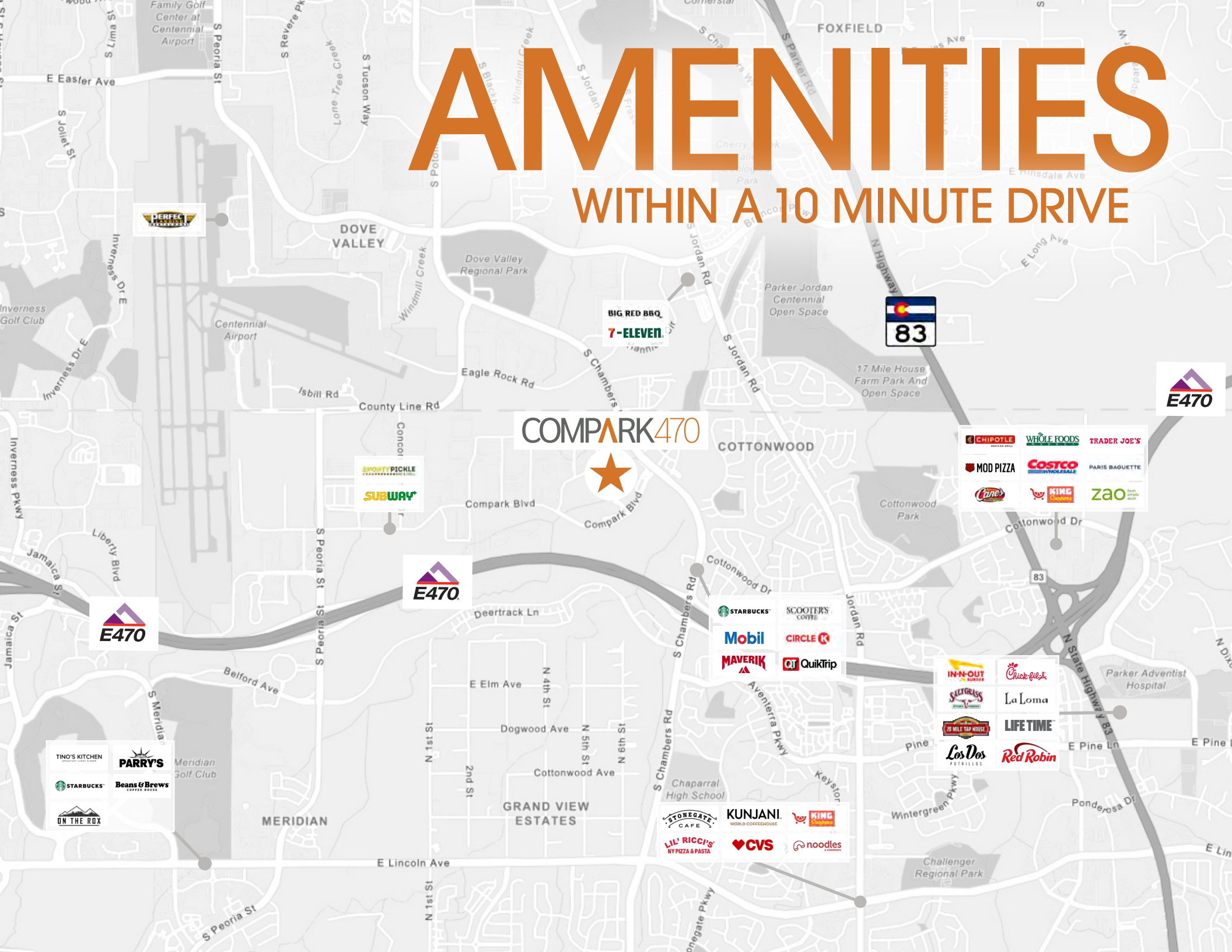


- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels



AMENITIES

WITHIN A 10 MINUTE DRIVE



DOVE VALLEY

Dove Valley Regional Park



17 Mile House Farm Park And Open Space



COMPARK 470



MERIDIAN

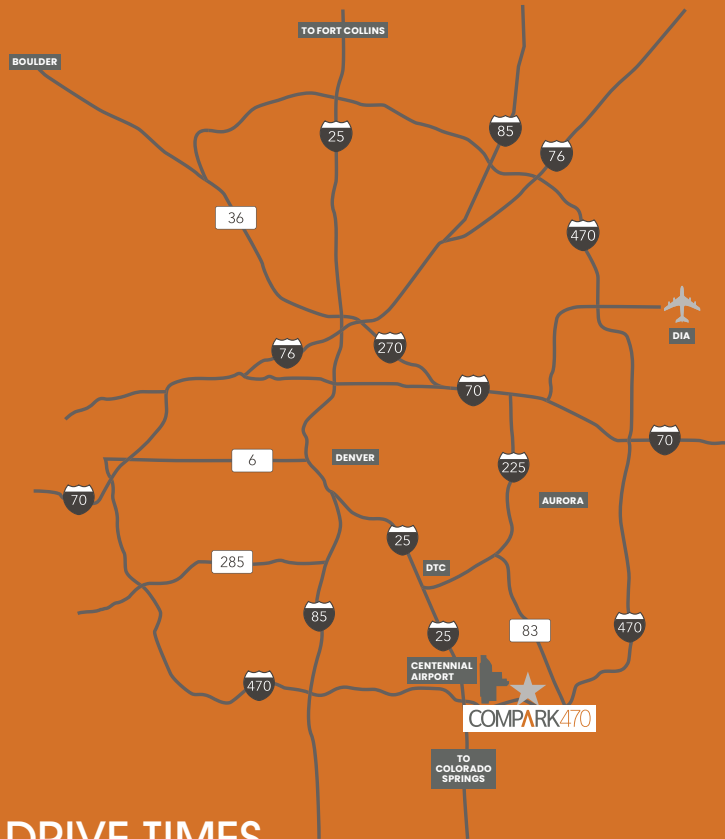
GRAND VIEW ESTATES

E Lincoln Ave

Challenger Regional Park

LOCATION

AND OVERVIEW



DRIVE TIMES

E-470	3 MINUTES	DENVER CBD	25 MINUTES
I-25	6 MINUTES	DTC	10 MINUTES
DIA	20 MINUTES		

- For Sale or Lease
- ±59,643 - 73,490 SF divisible to ±14,500 SF
- Spec Suites Planned for Occupancy
- Light industrial uses permitted
- Quick, easy access to C-470 & I-25
- Close Proximity to Centennial Airport
- Low Mill Levy - 125.387 mills
- Access to diverse & growing labor pool



\$167,999

2025 AVERAGE HOUSEHOLD INCOME
WITHIN 15 MINUTES



Over 72%

OF ALL DENVER METRO ADULTS WITH A
BACHELOR'S DEGREE THAT LIVE WITHIN
30 MINUTES



68.9%

OF DENVER METRO AREA POPULATION
WITHIN 30 MINUTES



Over 73%

OF ALL DENVER METRO ADULTS WITH A
GRAD / PROFESSIONAL DEGREE THAT LIVE
WITHIN 30 MINUTES



COMPARK 470



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