

18860 CLARKE RD

PARKER, CO 80134



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Brand new Flex Building for lease in Parker with convenient location. Truly flexible uses allowed including office, retail, warehouse, manufacturing, distribution, etc. or a mix thereof.

For lease space includes four, 14-foot-high roll-up doors and signage opportunities. Available units can be leased together OR up to 2 separate spaces ranging from 1,852 to 2,677 square feet for a total of 4,529 square feet. Space also includes the opportunity for limited outdoor storage. Current space is in core and shell condition. Call for details.

PROPERTY HIGHLIGHTS

- Abundant Uses Allowed - Office, Retail, Warehouse
- 21' Clear Height w/ four, 14' Garage Doors
- Convenient Access to Parker Road
- Brand New Masonry Building

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,852 - 4,529 SF
Lot Size:	85,169 SF
Building Size:	15,386 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	271	1,195	4,301
Total Population	529	2,467	9,969
Average HH Income	\$91,929	\$100,555	\$120,852

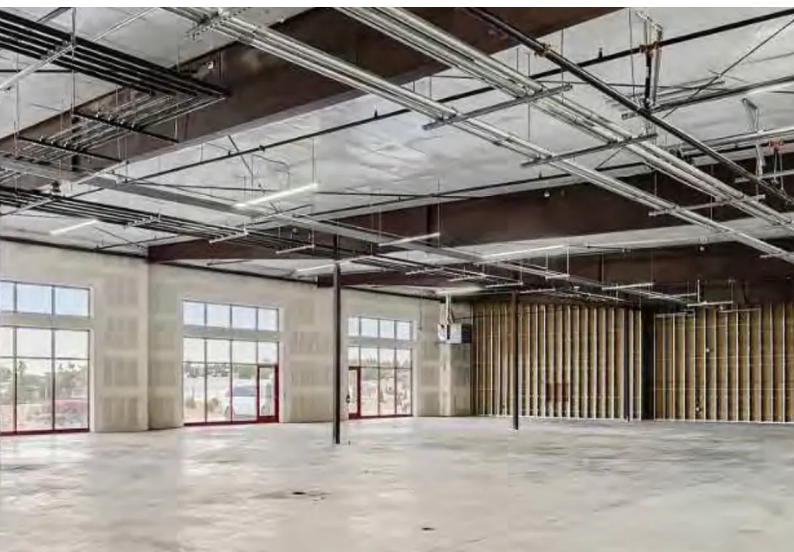
NICK HIER 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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ADDITIONAL PHOTOS



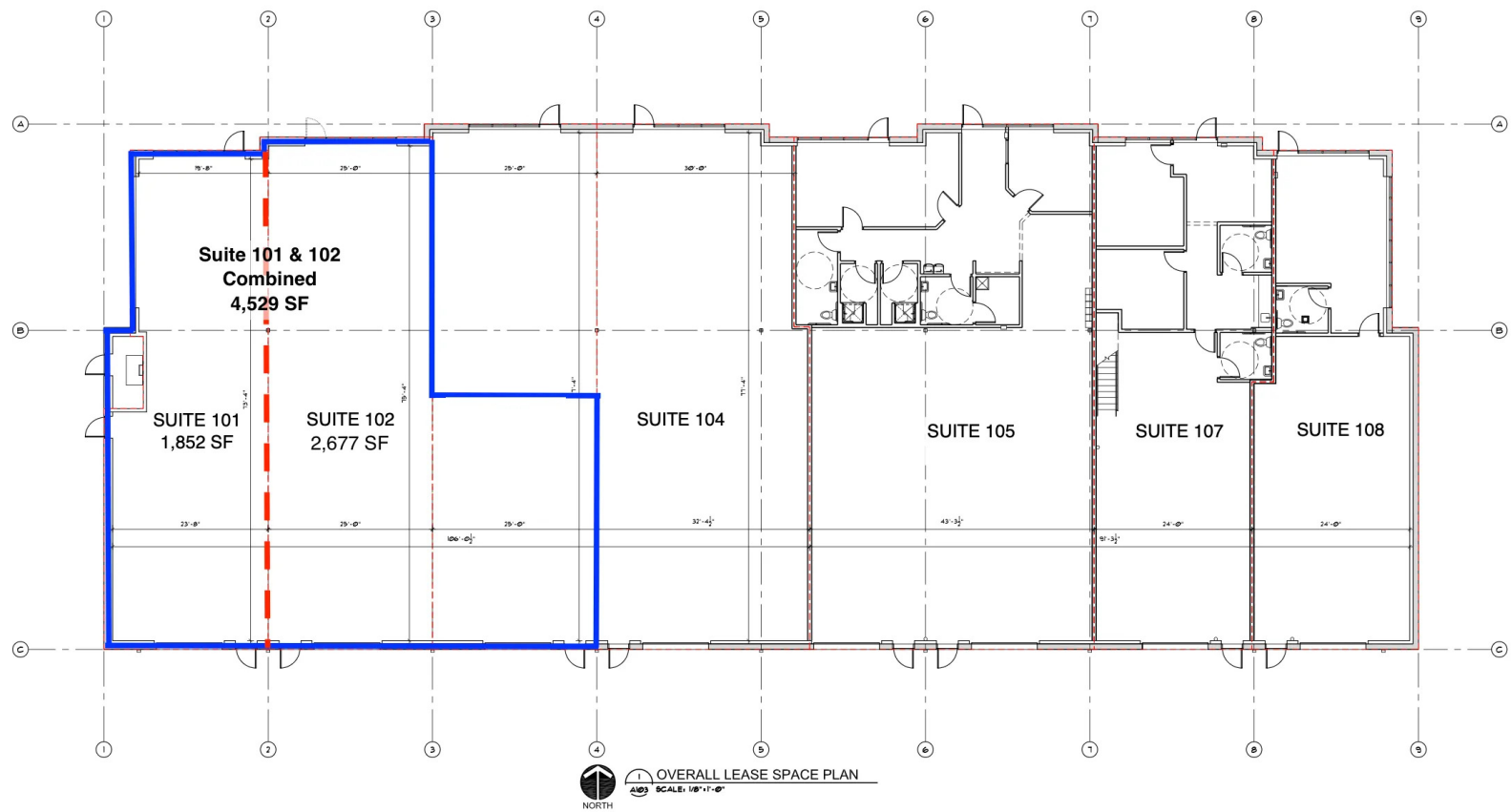
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FLOOR PLANS



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LOCATION MAP



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MEET THE TEAM



NICK HIER

Owner

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