

# Warehouse Unit for Sale or Lease

18584 LONGS WAY, C8, PARKER, CO 80134

**SELLER CARRY FINANCING AVAILABLE**



## Overview

Located in the heart of Parker, Colorado, 18584 Longs Way Unit C8 is a versatile commercial industrial/flex unit offering a prime opportunity for businesses seeking a strategic location. This property features a well-maintained building with parking and a large oversized drive-in door, suitable for a variety of commercial uses. Its proximity to major highways and local amenities enhances its appeal, providing convenient access for clients and employees alike. Whether you're looking to operate for a business or for additional personal storage, 18584 Longs Way presents a compelling option in Parker's thriving business community. Contact Hoff & Leigh today to secure a private showing of the space.

\*2026 Property Taxes (estimated) - \$6,700

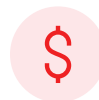
\*2026 OA fees (estimated) - \$583.38 / Month

\*Lease-hold Interest

## Highlights

- 14' Overhead Door
- Fire Suppression
- 16' Clear Height
- Business Use Allowed
- Light Industrial Zoned
- Light Water/Sewer Accessible - Built in 2007
- Seller Carry Financing Available

## Property Details



**Sales Price**  
\$275,000



**Building Size**  
1,031 SF



**Lease Rate**  
\$2,350 / Month  
(Gross)



**Zoning**  
Light Industrial

Rev: April 28, 2026





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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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## Chris Camozzi

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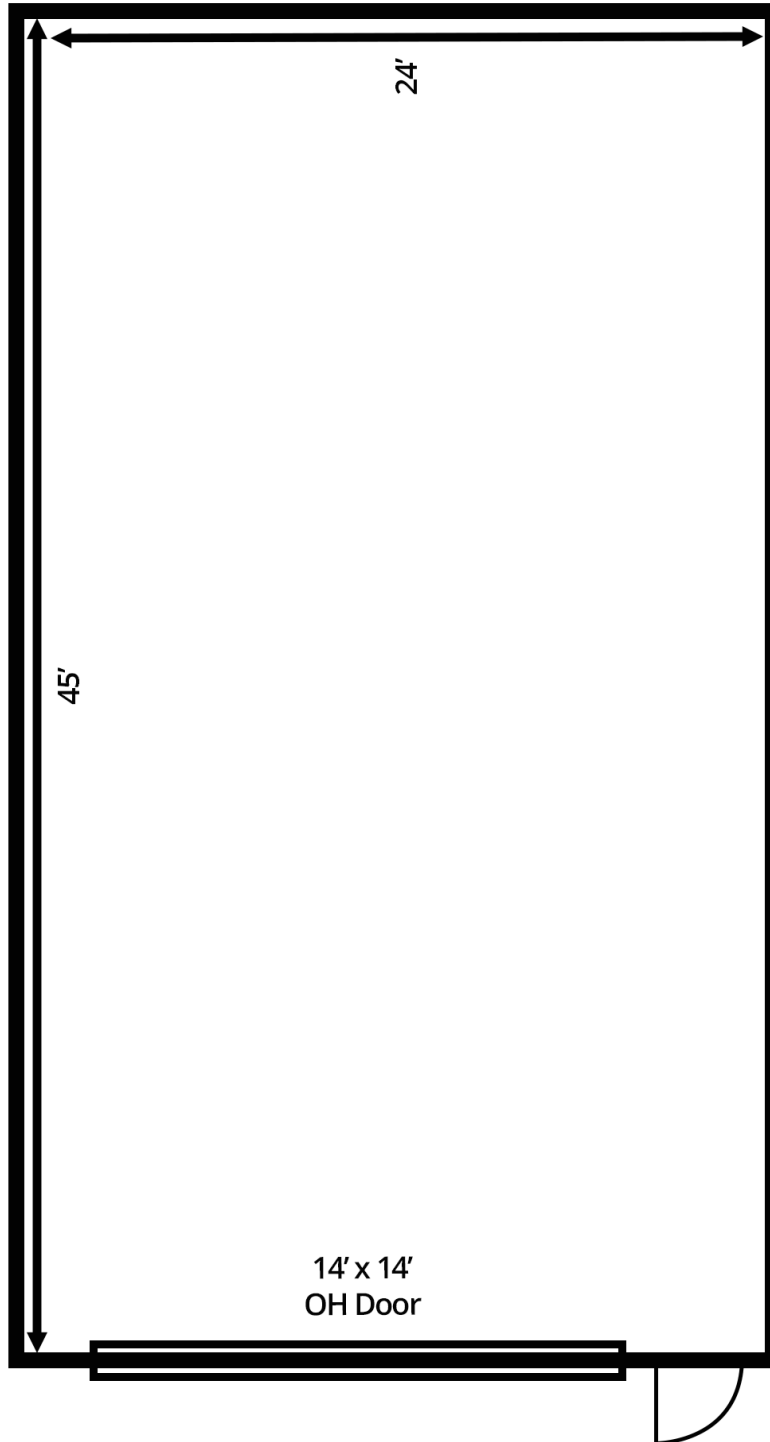
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## DEMOGRAPHICS



81,819  
Population



35.7  
Median Age



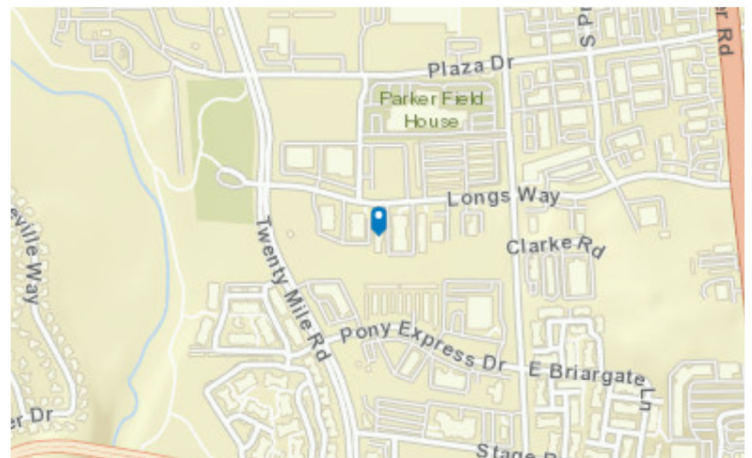
2.8  
Average  
Household Size



\$121,551  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Clarke Rd	12,000	0.2
Pony Express Dr	12,571	0.2
E Main St	12,305	0.3
Twenty Mile Rd	26,186	0.4
Dransfeldt Rd	18,000	0.4



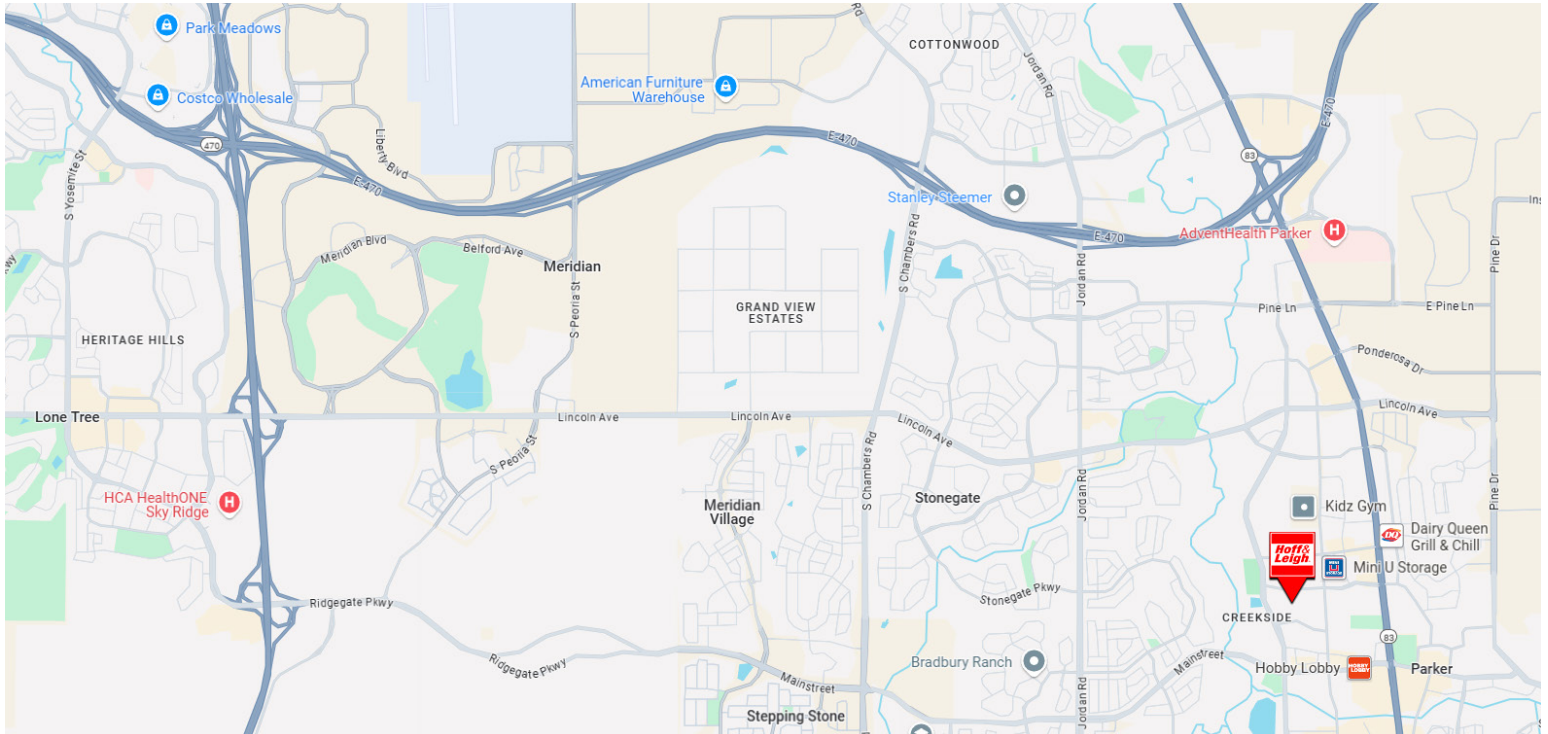
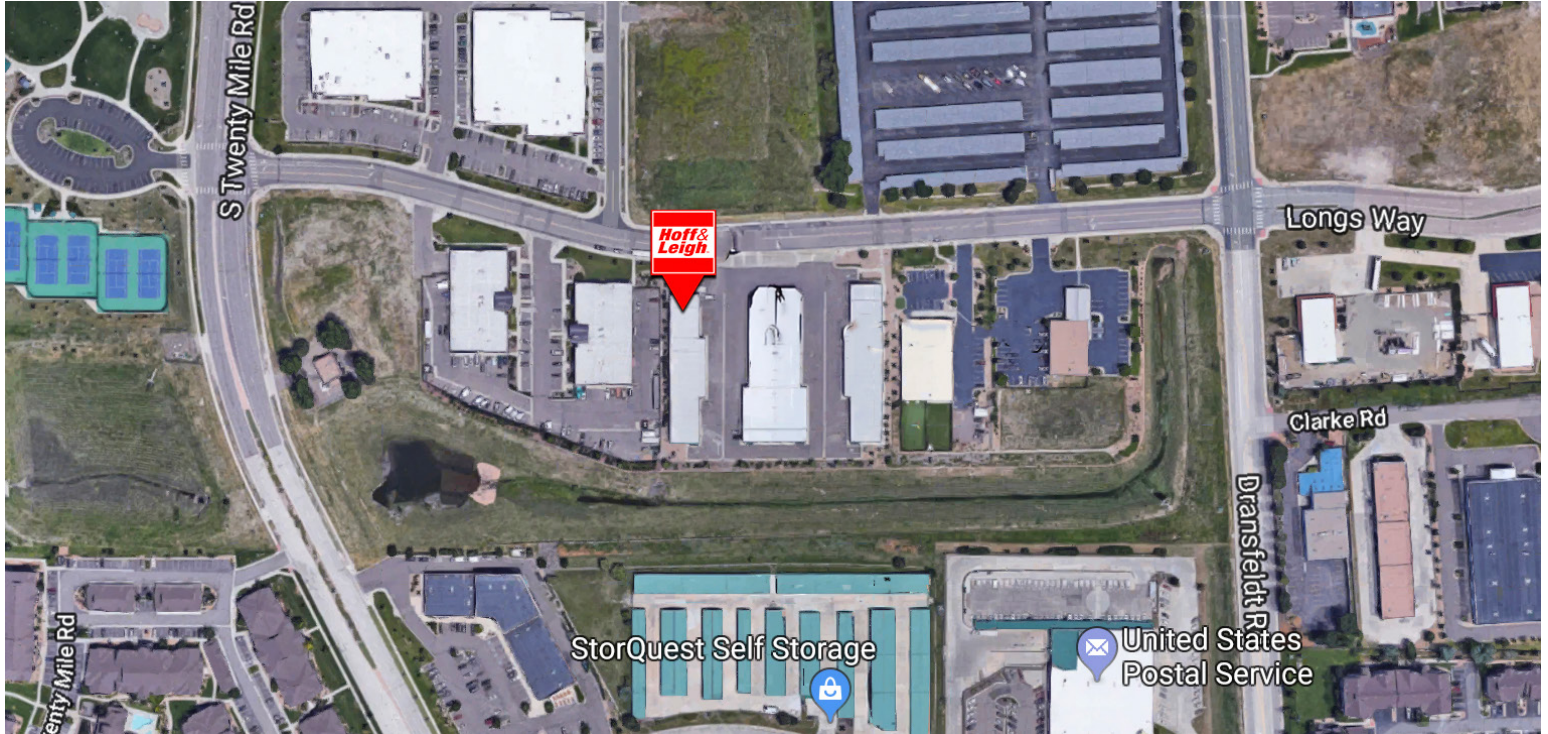
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