

INDUSTRIAL
FOR SALE
OR LEASE

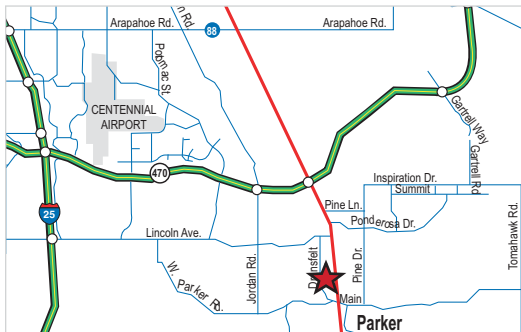
18850 EAST CLARKE ROAD

:: PARKER, COLORADO 80134

DRIVE-THRU
SPACE POSSIBLE

LOCATED OFF OF
LINCOLN AVENUE
AND DRANSFELDT

LOCATION



BUILDING SIZE:	±25,520 SF
AVAILABLE:	±5,000 - 25,520 SF
LAND AREA:	1.83 acres
EXCESS LAND:	1.96 acres available at \$4.00/SF
CLEAR HEIGHT:	22'
LOADING:	(6) Drive-in doors 12' x 10' (up to 10 possible)
ELECTRICAL:	2,000 Amps, 120/208 Volt, 3-phase/4-wire
PARKING RATIO:	2.23:1,000
SPRINKLERS:	Yes
YEAR BUILT:	2005
LEASE RATE:	\$7.50/SF NNN
NNN EXPENSES:	\$2.94/SF (Estimated)
SALE:	\$2,781,000 (\$109/SF)

BUILDING COMMENTS

- :: Excellent Southeast location
- :: High image new construction
- :: 100% available for full or partial building occupancy

FOR MORE
INFORMATION
PLEASE CONTACT:

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CBRE

18850
EAST CLARKE ROAD



E Clarke Rd

SITE

ADDITIONAL 1.96 AC AVAILABLE

North Arrow

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