



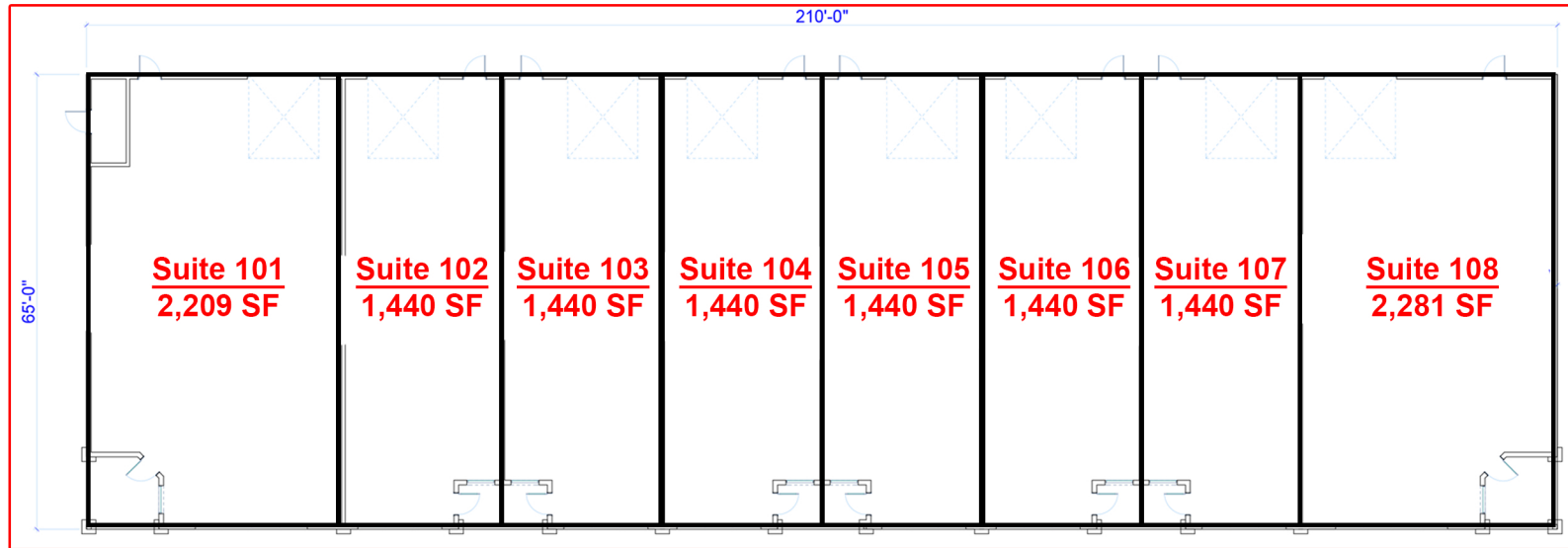
Land and Commercial  
10510 Dransfeldt Road Suite 100  
Parker, Colorado 80134  
303.841.1400 | www.trevey.com

TWENTY MILE BUSINESS HUB 10100 TWENTY MILE RD PARKER, CO

## FLEX / LITE INDUSTRIAL CONDOS FOR LEASE OR FOR SALE

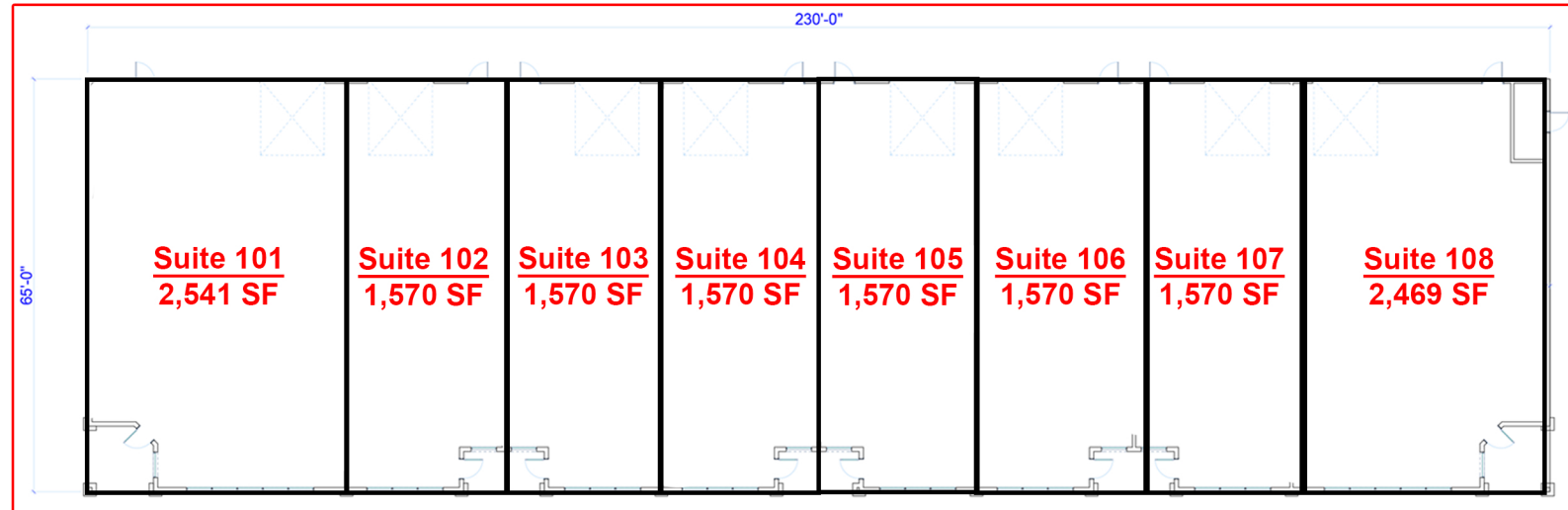
### BUILDING 1

210'-0"



### BUILDING 2

230'-0"



#### BUILDING 1

1,440 SF - 13,130 SF

Suite 101 & 108 2,209 SF & 2,281 SF (end-cap spaces)

Suite 102 - 107 1,440 SF (in-line spaces)

#### Condos completed with:

Complete Restroom	Full HVAC & Heaters
20-30' Clear Height	3-Phase Power
Mazine ready	Front fascias wired for signage

#### BUILDING 2

1,580 SF - 14,430 SF

Suite 101 & 108 2,541 SF & 2,469 SF (end-cap spaces)

Suite 102 - 107 1,570 SF (in-line spaces)

#### Condos completed with:

Complete Restroom	Full HVAC & Heaters
20-30' Clear Height	3-Phase Power
Mazine ready	Front fascias wired for signage

JUSTIN GREGORY  
303-803-7170  
justin@trevey.com



PATRICK MCGLINCHEY  
210-303-3149  
patrick@trevey.com



Land and Commercial  
10510 Dransfeldt Road Suite 100  
Parker, Colorado 80134  
303.841.1400 | www.trevey.com

TWENTY MILE BUSINESS HUB 10100 TWENTY MILE RD PARKER, CO

## FLEX / LITE INDUSTRIAL CONDOS FOR LEASE OR FOR SALE



**EXCELLENT VISIBILITY**  
**HIGH TRAFFIC COUNTS**  
**STRONG DEMOGRAPHICS**

## 1,440 SF - 14,430 SF CONDOS AVAILABLE CONSTRUCTION BEGINNING SPRING 2018

### PROPERTY FEATURES

- The Twenty Mile Business Hub is a new 11 acre flex / lite industrial center located one block south of Lincoln and one block west of Parker Road, adjacent to Lowe's, The Vehicle Vault, Alpine Lumber, Pine Lane Nursery and the Parker Police Station
- Phase 1** has an estimated delivery date of early December and will include:
  - Two multi-tenant condo buildings totaling 27,560 SF
  - Condos ranging from 1,440 SF to 14,430 SF and will be delivered with:
    - One ADA restroom
    - One unit heater
    - RTU 6 ton
    - 400 amp (end units)
    - 200 amp (middle units)
- Phase 2** will commence construction following completion of Phase 1. Condos will be ranging from 1,450 SF to 20,860 SF

### DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INC.
1 MILE	7,642	\$101,923
3 MILE	50,551	\$111,821
5 MILE	87,906	\$110,880

### TRAFFIC COUNTS

**ANNUAL AVERAGE DAILY TRAFFIC**  
Approx. 28,000 VPD on Lincoln Ave.  
Approx. 12,000 VPD on Twenty Mile Rd.

### PROPERTY DETAILS

- Available Condos: 1,440 - 14,430 SF
- Sale Price: \$295.00 / SF
- Lease Rate: \$14.00 - \$20.00 PSF
- NNN: \$5.25
- Y.O.C: 2018
- Parking: 504 Spaces
- City / County: Parker / Douglas
- Utilities: IREA / XCEL



JUSTIN GREGORY  
303-803-7170  
justin@trevey.com

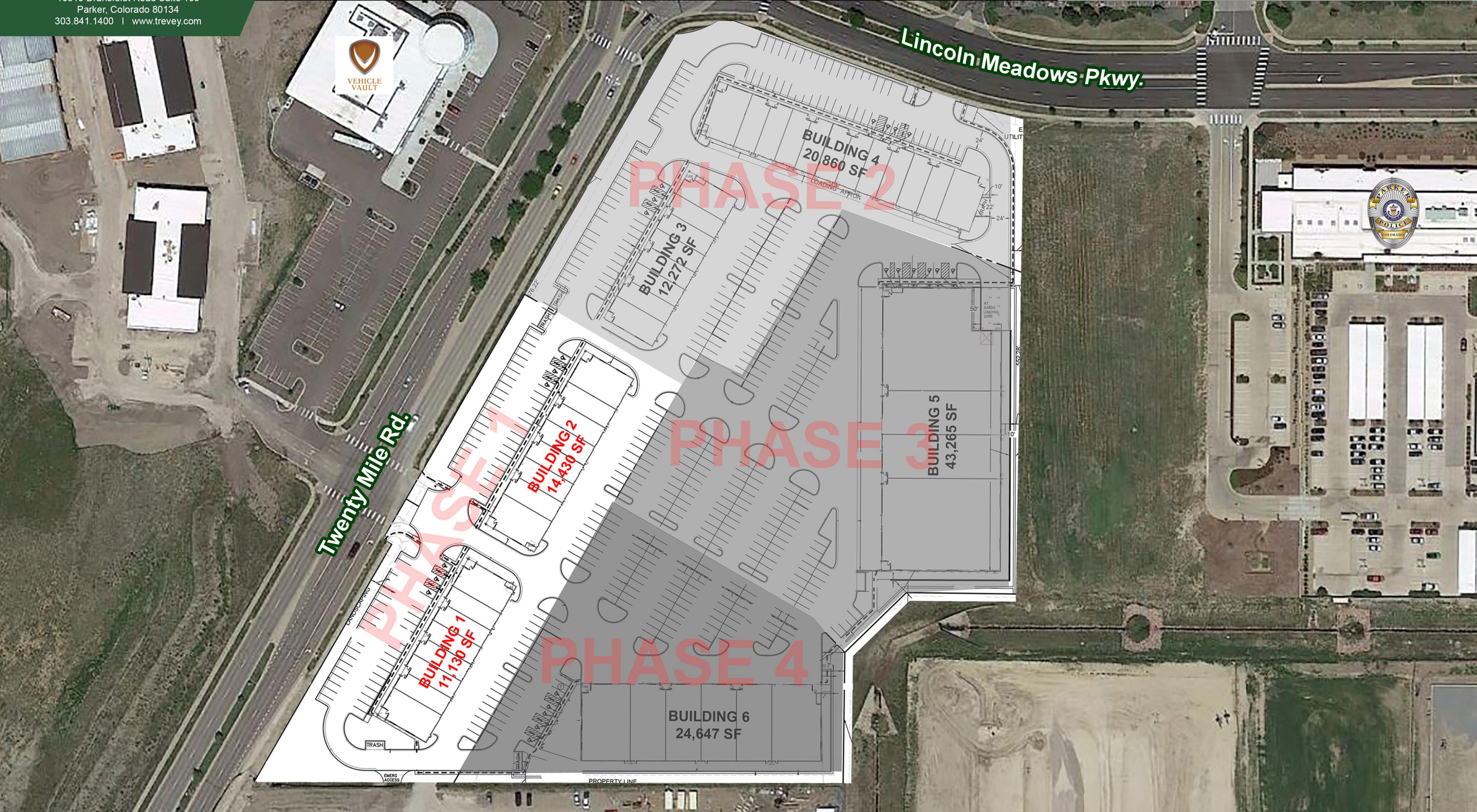


PATRICK MCGLINCHEY  
210-303-3149  
patrick@trevey.com



Land and Commercial  
 10510 Dransfeldt Road Suite 100  
 Parker, Colorado 80134  
 303.841.1400 | www.trevey.com

TWENTY MILE BUSINESS HUB 10100 TWENTY MILE RD PARKER, CO  
**FLEX / LITE INDUSTRIAL CONDOS FOR LEASE OR FOR SALE**



JUSTIN GREGORY  
 303-803-7170  
 justin@trevey.com



PATRICK MCGLINCHEY  
 210-303-3149  
 patrick@trevey.com