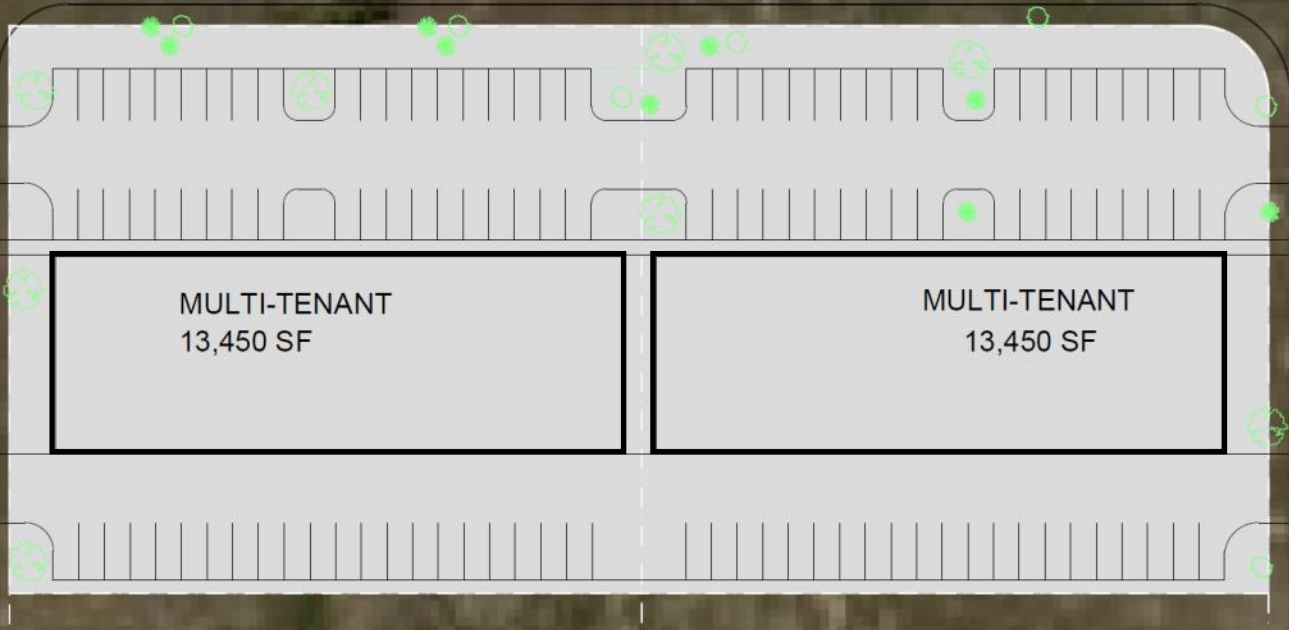


FLEX/LIGHT INDUSTRIAL SPACE FOR LEASE

DRANSFELDT PLACE



DRANSFELDT BUSINESS PARK PARKER, CO 80134

HIGHLIGHTS

- Brand new construction with extra wide drive-ins and 3 phase 200 Amps.
- 30 Minutes to Denver International Airport and 30 Minutes to Downtown Denver.
- Easy access to and from Lincoln Avenue, Parker Road and E-470.
- Floor plans designed specifically for you

ZONING: COMMERCIAL/LIGHT INDUSTRIAL/RETAIL

- [Manufacturing / Distribution / R&D Facilities](#)
- [Health Club/Fitness](#)
- [Detail Shops](#)
- [Vet Clinic, Dog Training, Grooming w/ kenneling](#)
- [Auto Parts & Tire Sales, Vehicle Sales & Service](#)
- [Furniture & Home Furnishings Sales](#)
- [Professional Office / Flex Office](#)
- [Medical Office & Urgent Care Facilities](#)
- [And Much More!!!](#)

LEASE RATES

\$17-\$20 NNN per square foot

SIZE: 1,500 SF - 13,450 SF

BUILDING & SITE INFO

<u>BUILDING HEIGHT:</u>	20' (18' CLEAR)
<u>DRIVE IN DOOR:</u>	10' Wide x 12' High
<u>PARKING:</u>	116 Spaces (1:231)
<u>POWER:</u>	3 Phase (200 Amps/400 Optional)

<u>COUNTY:</u>	DOUGLAS
<u>CITY:</u>	PARKER
<u>NNN:</u>	\$5.80/SQUARE FOOT (ESTIMATED)
<u>WATER/SEWER:</u>	PARKER WATER & SANITATION
<u>UTILITIES:</u>	IREA & XCEL ENERGY

**FOR MORE INFORMATION, PLEASE CALL:
Office - 303-692-1816**

**John V. Propp, CCIM® - John@johnproppcommercial.com
Joshua Cohen - Josua@johnproppcommercial.com
6565 S. Dayton St., Suite 3000,
Greenwood Village, CO 80111**

learn more at www.JohnProppCommercial.com



DRANSFELDT BUSINESS PARK

PARKER, CO 80134



POPULATION	1 Mile	3 Mile	5 mile
2010 Census	7,482	54,252	91,549
2016 Estimate	7,797	61,992	104,659
2021 Population	8,319	69,832	120,068

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average	\$ 101,825	\$ 118,481	\$ 121,455

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2016 Estimate	2,805	19,342	35,519
2021 Estimate	2,927	24,586	43,616
2021 Families	2,223	18,609	31,744

TRAFFIC COUNTS - Vehicles Per Day			
DRANSFELDT	13,000	LINCOLN AVE.	28,000

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

DRANSFELDT BUSINESS PARK
PARKER, CO 80134

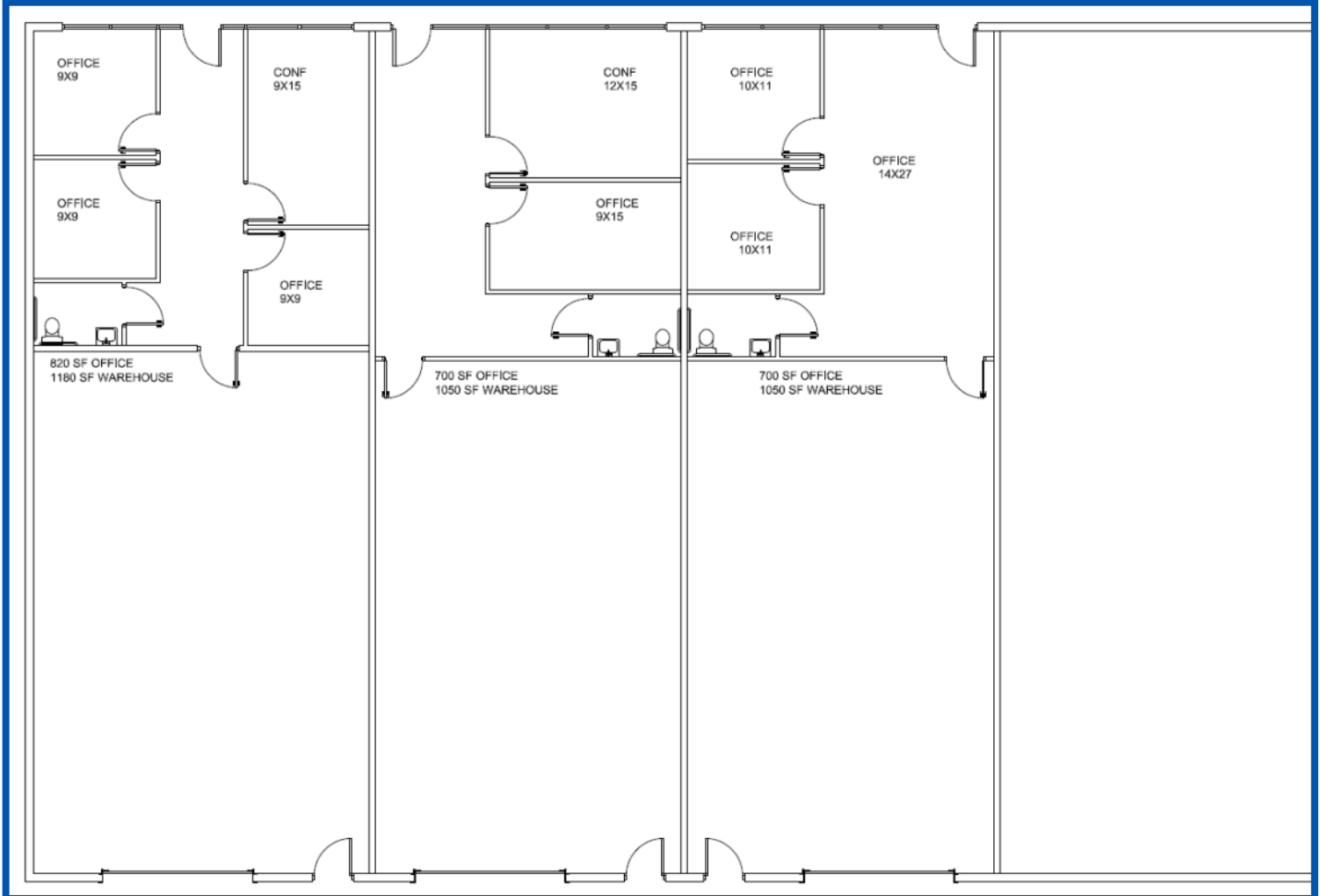
POTENTIAL FLOORPLAN'S - BUILT OUT YOUR WAY

2,000 Square Feet

1,750 Square Feet

1,750 Square Feet

Any Size/Layout You Want



ENTERPRISE ZONE - Additional Info www.advancecolorado.com/ez

BUSINESS INCOME TAX CREDITS	CREDIT AMOUNT	FYI
Investment Tax Credit (ITC)	3% of equipment purchases	FYI Income 11
Commercial Vehicle Investment Tax Credit (CVITC)	1.5% of commercial vehicle purchases	FYI Income 11
Job Training Tax Credit	12% of qualified training expenses	FYI Income 31
New Employee Credit	\$1,100 per new job	FYI is not yet available
Agricultural Processor New Employee Credit	\$ 500 per new job	FYI is not yet available
Employer Sponsored Health Insurance Credit	\$1,000 per covered employee	FYI is not yet available
R&D Increase Tax Credit	3% of increased R&D expenditures	FYI Income 22
Vacant Building Rehabilitation Tax Credit	25% of rehab expenditures (hard costs)	FYI Income 24

FYIs are Department of Revenue publications explaining the tax credits.

ADDITIONAL EZ INCENTIVES	INCENTIVE AMOUNT	FYI
Manufacturing/Mining Sales and Use Tax Exemption	Expanded S&U tax exemption in EZ	FYI Sales 10 & 69
Contribution Tax Credit	25% cash / 12.5% in-kind on contributions to EZ projects	FYI Income 23

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

