

**INDUSTRIAL/RETAIL  
FOR LEASE**



**10505 S. PROGRESS WAY, #105  
PARKER, CO 80134**

### HIGHLIGHTS

- Zoned Light Industrial but also suitable for retail uses
- End-cap Unit; Lots of windows
- 10' x 12' Drive-in door
- Clear height 24'
- Sprinklered, wet system
- Abundant surface and street parking
- 200 + Amps with ability to add 1200 more



**3,074 square feet**

**\$17.50 Per Square Foot**

**\$4,482.92/month Rent  
\$1,872.58/month CAM**

**\$6,355.50/month Total**

### PROPERTY STATISTICS

| <u>BUILDING</u>  |           | <u>SITE</u>      |                  |
|------------------|-----------|------------------|------------------|
| <b>SIZE</b>      | 18,276 sf | <b>SITE SIZE</b> | 1.42 acres       |
| <b>YOC</b>       | 2005      | <b>PARKING</b>   | Surface          |
| <b>MATERIALS</b> | Brick     | <b>ZONING</b>    | Light Industrial |
| <b>CAM 2024</b>  | \$7.31    |                  |                  |

**FOR MORE INFORMATION, PLEASE CALL:**

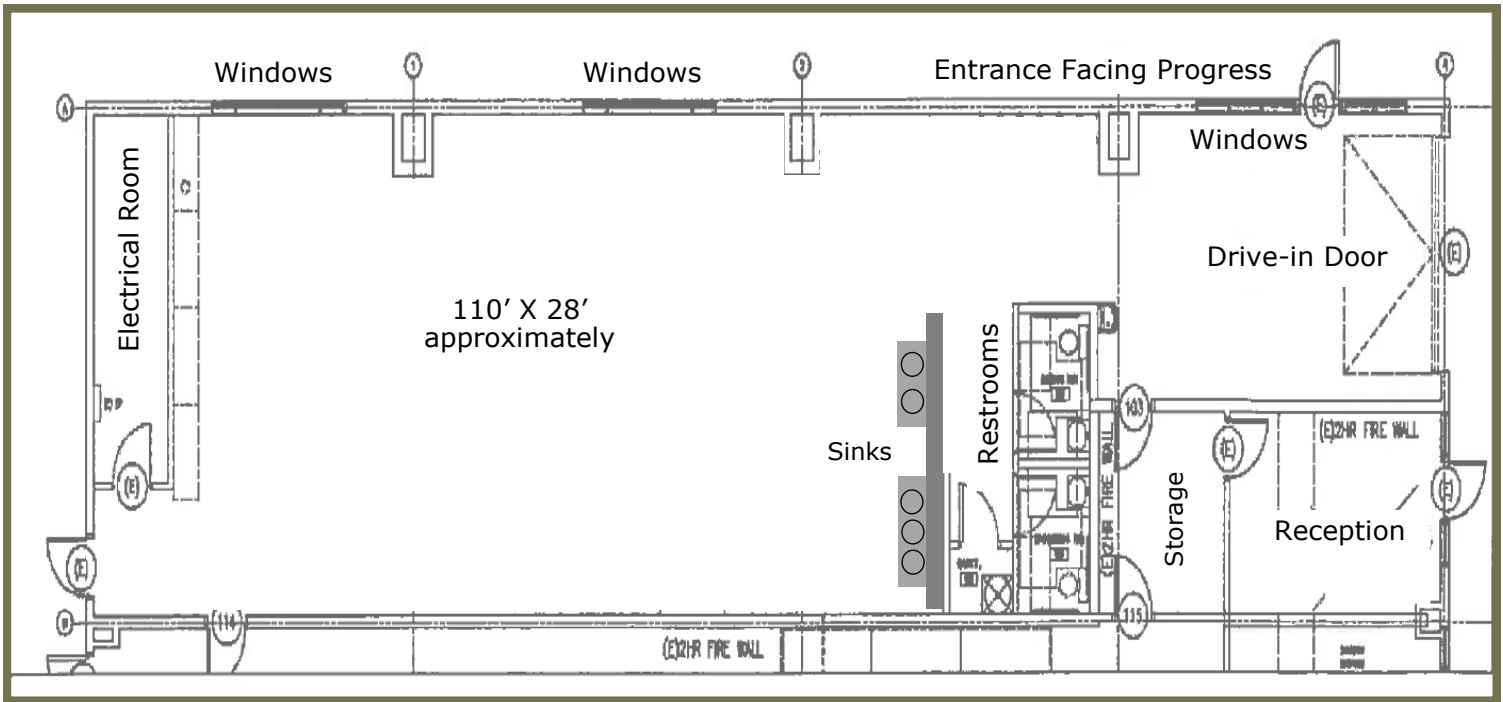
**John V. Propp, CCIM—303-692-1816  
6565 S. Dayton St., Suite 3000  
Greenwood Village, CO 80111**

**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**





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