

# LIGHT INDUSTRIAL FOR LEASE



## 6260 PROGRESS LANE PARKER, COLORADO 80134

### STAND ALONE BUILDING IN A GREAT LOCATION

- Zoning: PD—Light Industrial/Commercial
- Ample parking in the private parking lot
- Open warehouse-prominent design with reception and restroom
- 10' drive-in and dock height doors
- ~13' clear height ceilings
- Great signage availability
- [Uses Map](#) (click for the list)
- [Development Guide](#) (click for guide)

### LEASE RATE

**4,850 SQUARE FEET**

**\$17.00/SF NNN**

EST. 2025 NNN = \$7.50/SF

**\$6,870.83 Rent + \$3,031.25 CAM =  
\$9,902.08/Month Total**

**Do not disturb current tenant**

### PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
SIZE	4,850	SITE SIZE	0.75 ACRES
YOC	1999		(SHARED)
DOORS	1 DRIVE-IN, 1 DOCK	PARKING	SURFACE

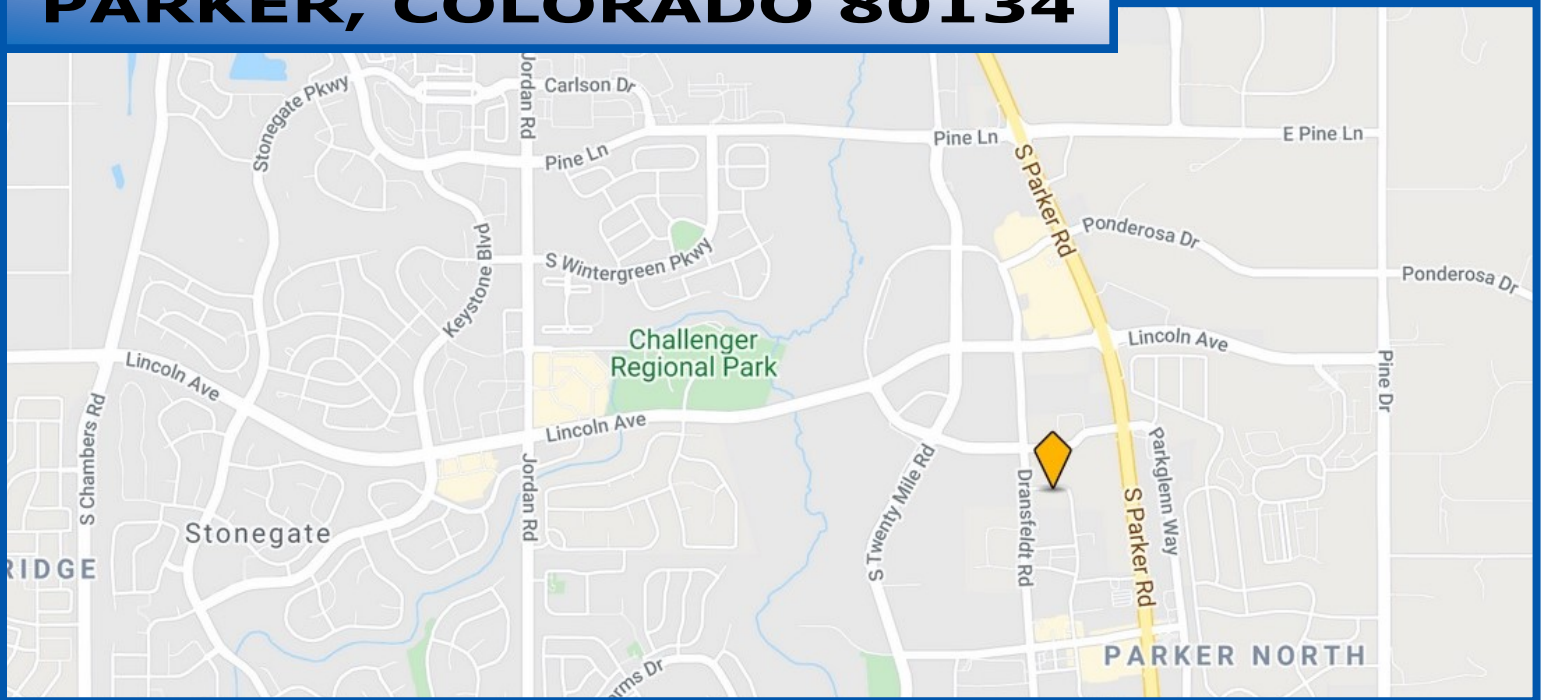


### FOR MORE INFORMATION, PLEASE CALL:

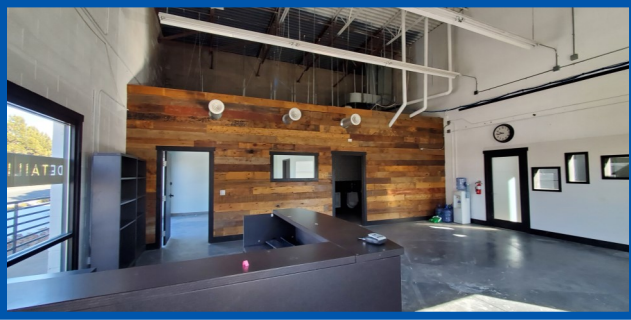
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**RECEPTION**



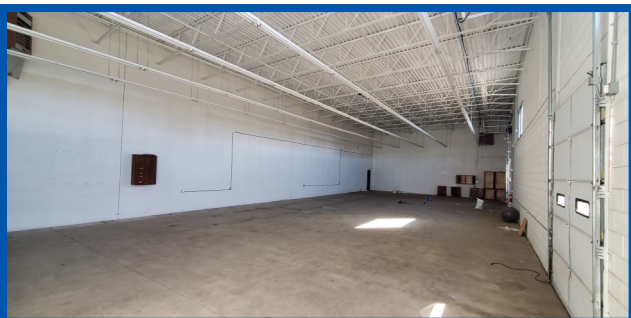
**AERIAL**



**WAREHOUSE**



**WAREHOUSE**



**DEMOGRAPHICS (2024)**

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>	<b>6,905</b>	<b>78,928</b>	<b>139,132</b>
<b>Households</b>	<b>2,831</b>	<b>27,711</b>	<b>51,180</b>
<b>Average Household Income</b>	<b>\$113,338</b>	<b>\$142,126</b>	<b>\$144,471</b>

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