

INDUSTRIAL/RETAIL/SHOWROOM

FOR LEASE



**10505 S. PROGRESS WAY, #103
PARKER, CO 80134**

HIGHLIGHTS

- Zoned Light Industrial but also suitable for retail uses as the front door faces busy Progress Way.
- 10' x 12' Drive-in door
- Clear height 24'
- Sprinklered, wet system
- Main level reception/showroom/office, restroom with kitchen/breakroom.
- Mezzanine has one restroom, office and conference room - windows look down on main level (approx. 330 sf).
- Abundant surface and street parking.

6,030 sf available

\$13.00 Per Square Foot

\$6,532.50/month Rent
\$2,346.67/month CAM

\$8,879.17/month Total

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	18,276 sf	SITE SIZE	1.42 acres
YOC	2005	PARKING	Surface
MATERIALS	Brick	ZONING	Light Industrial
CAM 2020	\$4.67		

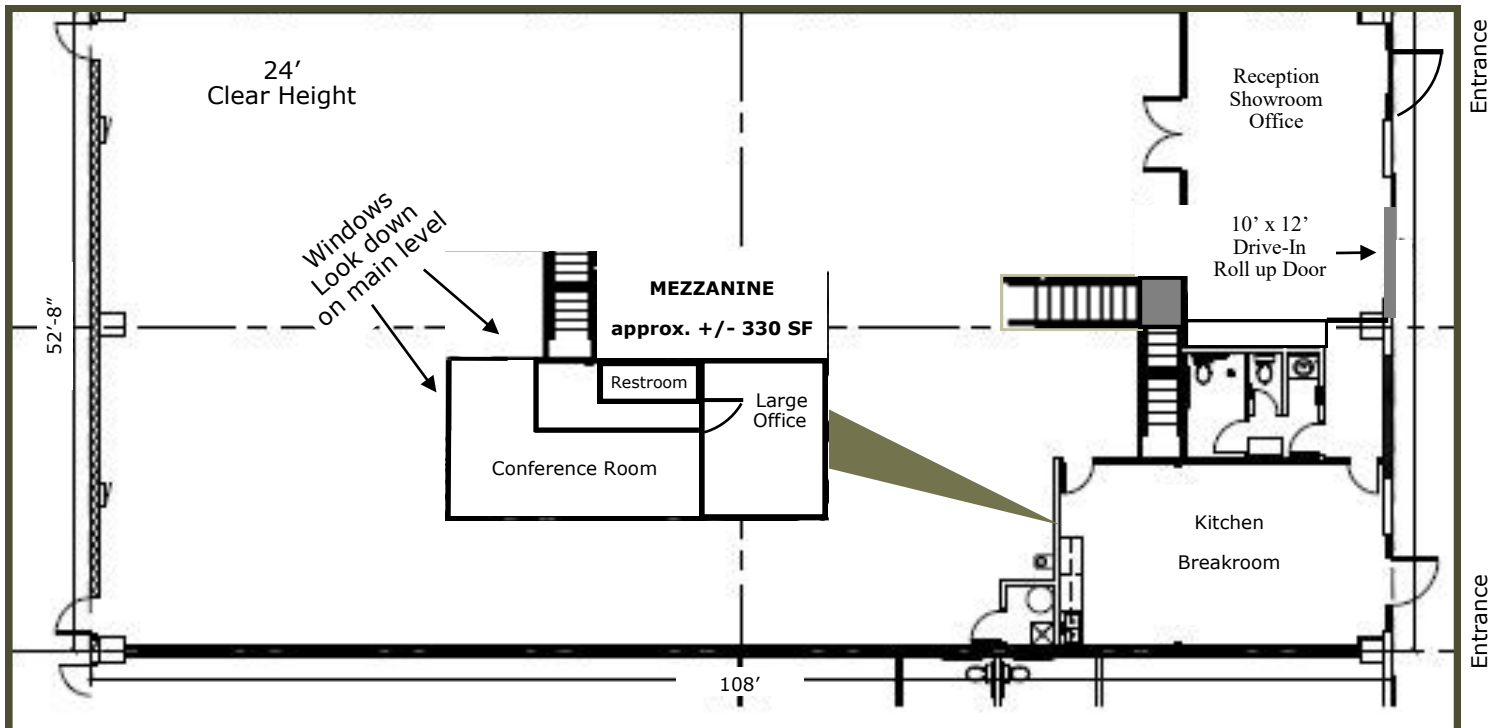
FOR MORE INFORMATION, PLEASE CALL:

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learn more at www.JohnProppCommercial.com



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 PARKER, CO 80134



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