



NEW CLASS A INDUSTRIAL  
FOR SALE OR LEASE  $\pm$ 14,500 - 133,133 SF

Delivery Q1 2027 | Compark Blvd at S Chambers Rd, Parker, CO 80112

COMPARK470

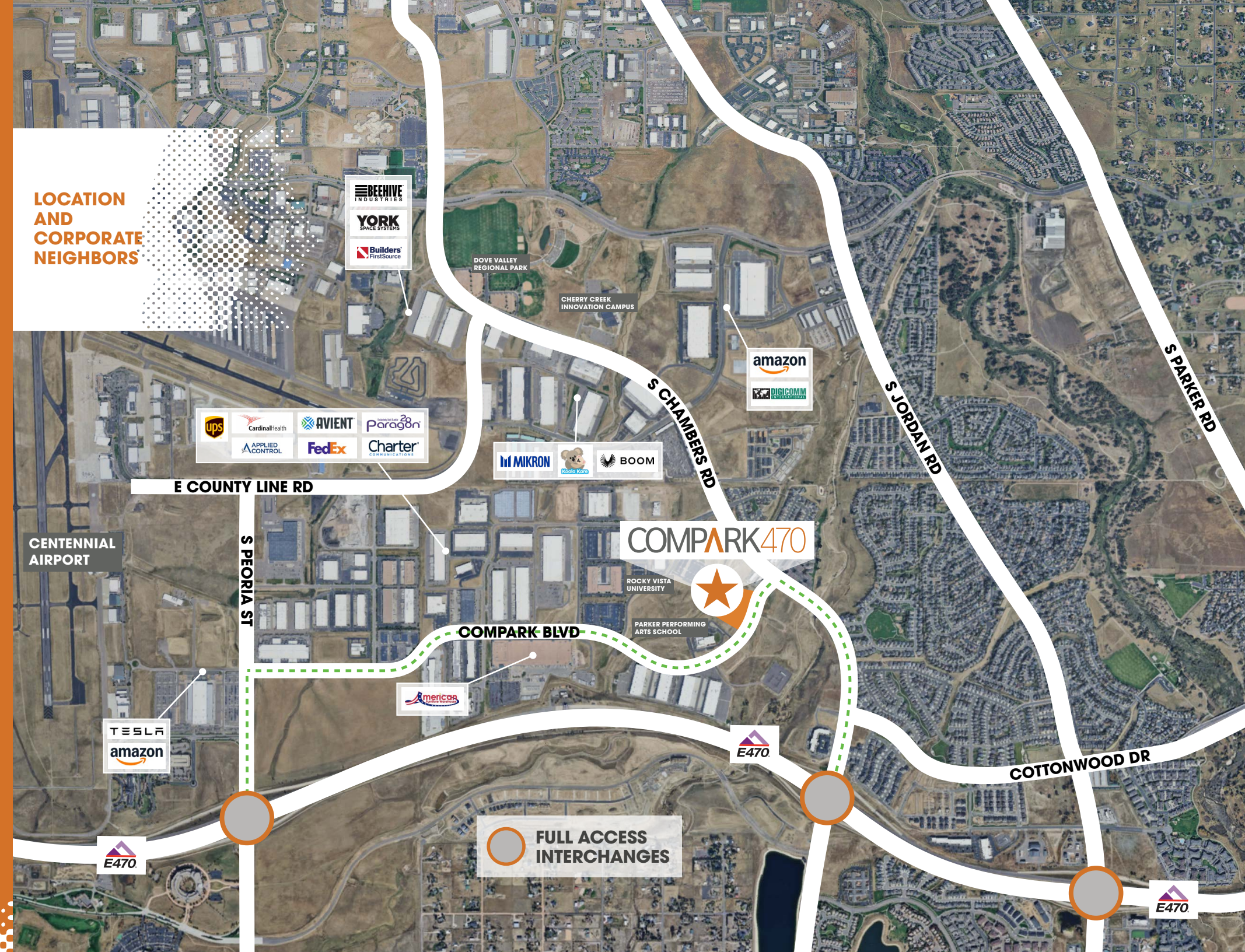
[compark470.com](http://compark470.com)

# SITE PLAN

BUILDING 1  
**59,643 SF**

BUILDING 2  
**73,490 SF**

|            | BUILDING SIZE | AVAILABLE SPACE | DIVISIBILITY | LOADING                                                         | PARKING COUNT | BUILDING DEPTH | POWER | CLEAR HEIGHT |
|------------|---------------|-----------------|--------------|-----------------------------------------------------------------|---------------|----------------|-------|--------------|
| BUILDING 1 | ±59,643 SF    | ±59,643 SF      | ±14,500      | 12 Dock-High & 4 Drive-In<br>*ability to add up to 2 additional | 103 Spaces    | 165'           | 2000A | 24'          |
| BUILDING 2 | ±73,490 SF    | ±73,490 SF      | ±18,000      | 14 Dock-High & 4 Drive-In<br>*ability to add up to 4 additional | 112 Spaces    | 180'           | 2000A | 24'          |

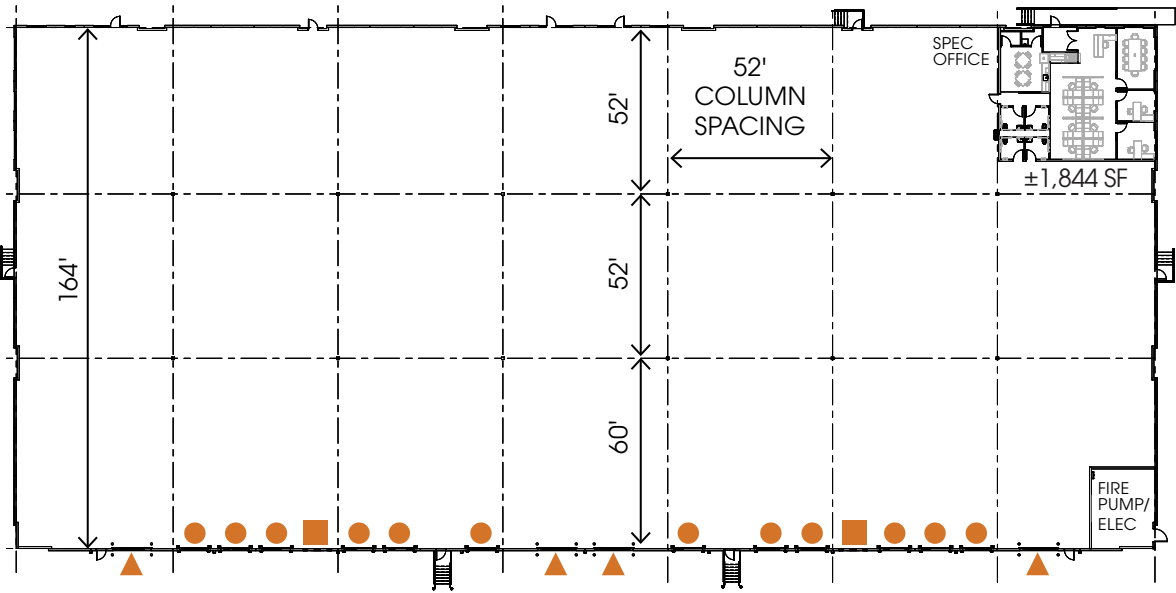


# BUILDING 1



## BUILDING 1 SPECS

|                 |                                        |
|-----------------|----------------------------------------|
| AVAILABLE SPACE | ± 14,500 - 59,643 SF                   |
| SPEC OFFICE     | ±1,844 SF                              |
| BUILDING DEPTH  | 165'                                   |
| COLUMN SPACING  | 52' x 51'                              |
| CLEAR HEIGHT    | 24'                                    |
| TRUCK COURT     | 190' (Shared)                          |
| LOADING         | 4 Drive-In Doors<br>12 Dock-High Doors |
| SPRINKLERS      | ESFR                                   |
| AUTO PARKING    | 103 Spaces                             |
| POWER           | 2000A, 480V, 3P                        |
| OPEX            | \$6.50/SF (2026 Estimate)              |

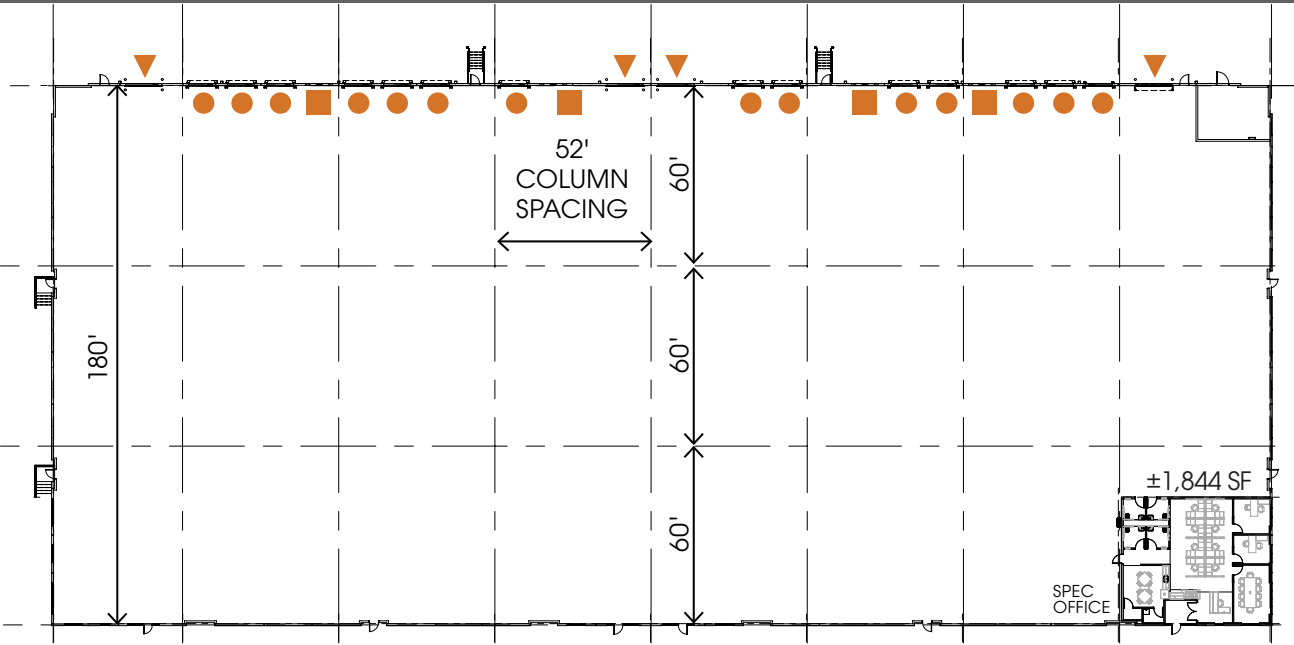


- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels



## BUILDING 2 SPECS

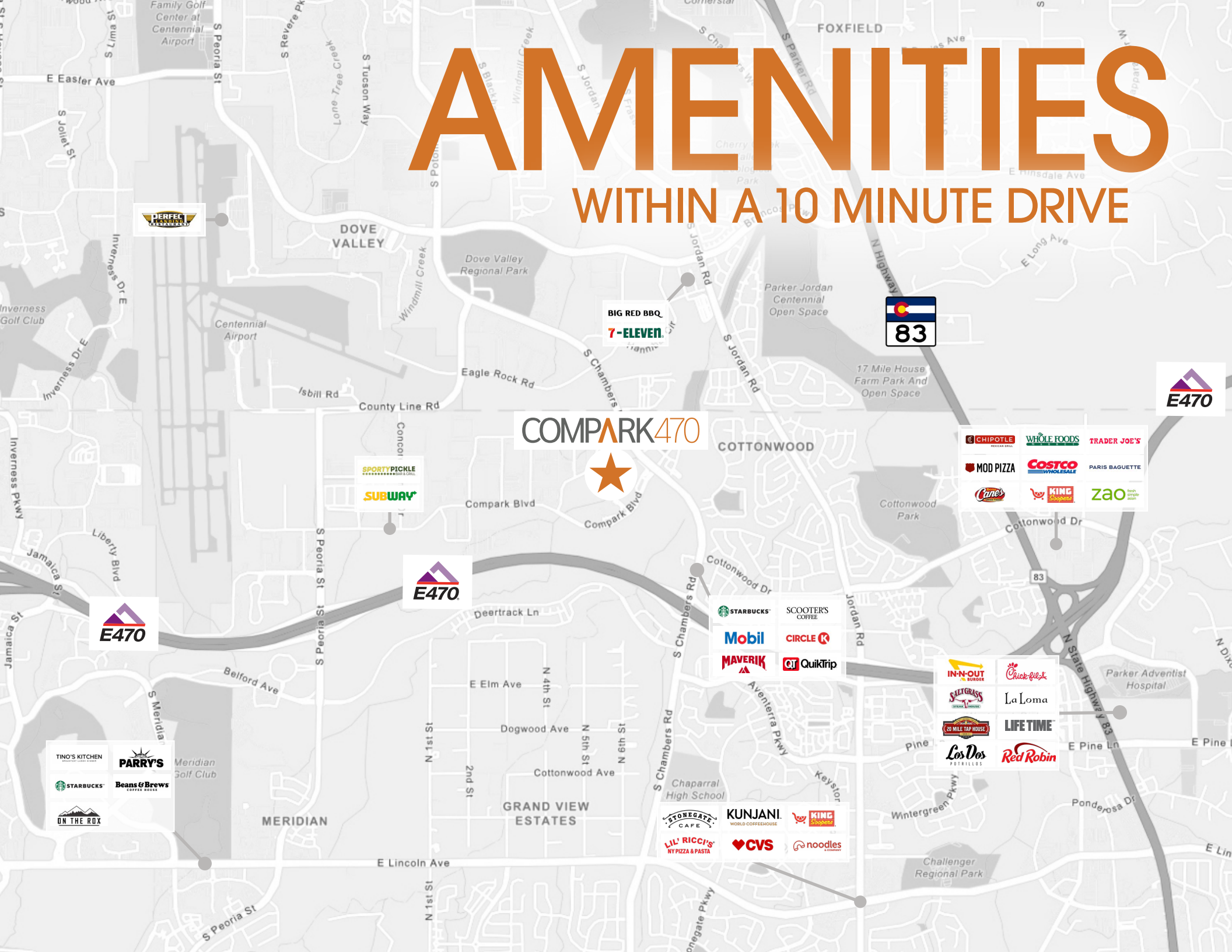
|                 |                                        |
|-----------------|----------------------------------------|
| AVAILABLE SPACE | ± 18,000 - 73,490 SF                   |
| SPEC OFFICE     | ±1,844 SF                              |
| BUILDING DEPTH  | 180'                                   |
| COLUMN SPACING  | 52' x 60'                              |
| CLEAR HEIGHT    | 24'                                    |
| TRUCK COURT     | 190' (Shared)                          |
| LOADING         | 4 Drive-In Doors<br>14 Dock-High Doors |
| SPRINKLERS      | ESFR                                   |
| AUTO PARKING    | 112 Spaces                             |
| POWER           | 2000A, 480V, 3P                        |
| OPEX            | \$6.50/SF (2026 Estimate)              |



- ▲ Drive-In Doors
- Dock-High Doors
- Knockout Panels

# AMENITIES

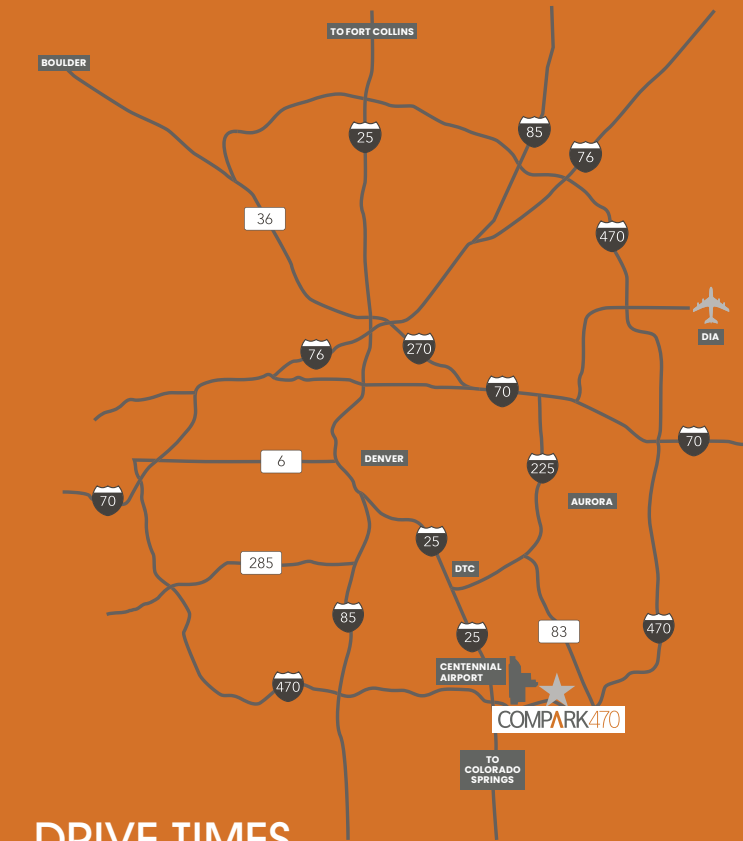
WITHIN A 10 MINUTE DRIVE



# LOCATION

## AND OVERVIEW

- For Sale or Lease
- ±59,643 - 73,490 SF divisible to ±14,500 SF
- Spec Suites Planned for Occupancy
- Light industrial uses permitted
- Quick, easy access to C-470 & I-25
- Close Proximity to Centennial Airport
- Low Mill Levy - 125.387 mills
- Access to diverse & growing labor pool



**\$167,999**  
2025 AVERAGE HOUSEHOLD INCOME  
WITHIN 15 MINUTES

**Over 72%**  
OF ALL DENVER METRO ADULTS WITH A  
BACHELOR'S DEGREE THAT LIVE WITHIN  
30 MINUTES

**68.9%**  
OF DENVER METRO AREA POPULATION  
WITHIN 30 MINUTES

**Over 73%**  
OF ALL DENVER METRO ADULTS WITH A  
GRAD / PROFESSIONAL DEGREE THAT LIVE  
WITHIN 30 MINUTES

## DRIVE TIMES

|       |            |            |            |
|-------|------------|------------|------------|
| E-470 | 3 MINUTES  | DENVER CBD | 25 MINUTES |
| I-25  | 6 MINUTES  | DTC        | 10 MINUTES |
| DIA   | 20 MINUTES |            |            |



# COMPARK470



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