

# OFFICE/WAREHOUSE CONDOS FOR SALE - \$115/SF

18584 Longs Way (BUILDING C)  
Parker, CO 80134

- CASH DISCOUNTS AVAILABLE
- 1,080 to 6,010 contiguous square feet available
- Expanded business use permitted for office and warehouse
- Centrally located south of E-470 in Parker, CO with direct access from Parker Road or Lincoln Avenue
- Wide drive-in doors with 65' wide drive aisles
- Common area restrooms available, or install private restroom in units already rough plumbed
- Ask about owner financing
- Purchase business space for less and gain equity in commercial



*"It was very easy to get a loan  
and our payment is 1/2 of  
what we used to pay in rent."*

-Barb Griffith, Business Owner

## Exclusively Marketed by

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**BRC Real Estate**  
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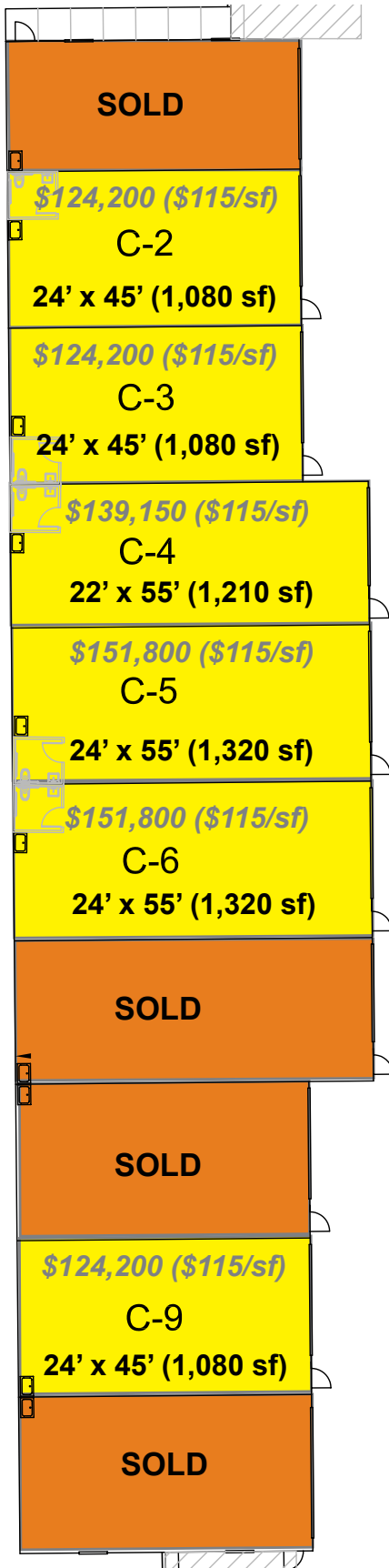
## IDEAL FLEX OFFICE SPACE



Developed by:

*Premises*  
PERSONALWAREHOUSE.COM

# 18584 Longs Way, Parker, CO 80134



Building C

**LEASED ON A MONTH-TO-MONTH BASIS**  
**...AVAILABLE FOR OCCUPANCY IN 30 DAYS**

*Located just south of Lincoln Avenue, west of Twenty Mile Road and north of Main Street in Parker. Nearby amenities include the Parker Fieldhouse, US Post Office, Honey Baked Ham and Parker School of Gymnastics.*



### Great Business Location with Maximum Flexibility

- All units are well-equipped with full insulation, lighting, 60 amp power panel, 75,000 BTU heater, IT communications capability, standard single door entry plus large drive in doors (all 17' except in C-4 which is 15').
- All available units have water access and all units (except C-9) have rough in plumbing to add restroom within the unit.
- Annual Owners Association fees (CAM's) are \$3.00 per square foot for 2010.
- Annual real estate taxes for 2010 are estimated at \$2.50/sf.