

WAREHOUSE CONDOS FOR SALE - \$99/sf

18596 Longs Way (BUILDING B)
Parker, CO 80134

- CASH DISCOUNTS AVAILABLE
- 1,000 to 4,950 contiguous square feet available
- Centrally located south of E-470 in Parker, CO with direct access from Parker Road or Lincoln Avenue
- 14' to 19' drive-in doors with 65' wide drive aisles
- Common area restrooms on site
- Two end-cap units allow for expanded business use per Parker zoning
- Ask about owner carry or assumable financing
- Purchase storage and warehouse space for less and gain equity



*"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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IDEAL WAREHOUSE SPACE



Developed by:

Premises
PERSONALWAREHOUSE.COM

18596 Longs Way, Parker, CO 80134

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

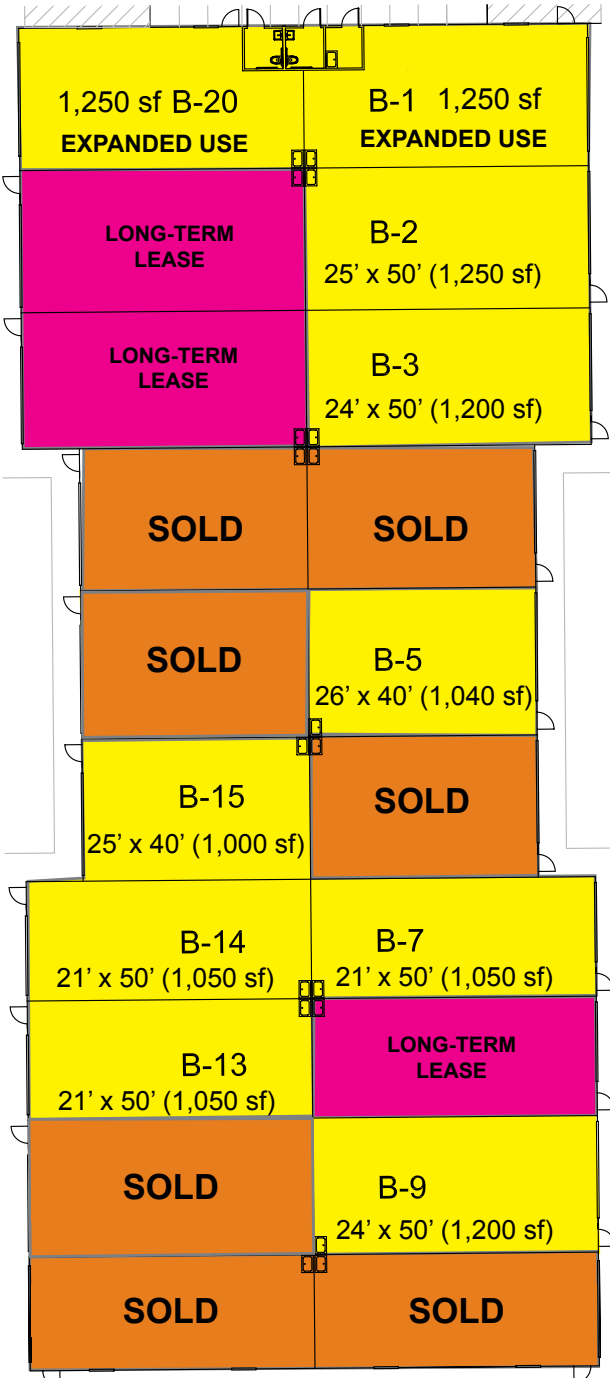


Located just south of Lincoln Avenue, west of Twenty Mile Road and north of Main Street in Parker. Nearby amenities include the Parker Fieldhouse, US Post Office, Honey Baked Ham and Parker School of Gymnastics.

Great Warehouse 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 (size varies from 14' to 19' based on unit sq. ft.).
- Water access available in all units.
- 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.



Building B