



## CONTACTS

### Tyler Carner

Executive Vice President  
t 303 264 1903  
tyler.carner@cbre.com

### Jeremy Ballenger

Executive Vice President  
t 303 264 1902  
jeremy.ballenger@cbre.com

### Keiffer Garton

Senior Vice President  
t 303 824 4758  
keiffer.garton@cbre.com

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# DEER CREEK

COMMERCE CENTER

10512 & 10532 W TOLLER DRIVE, LITTLETON, CO



**Accommodating**  
20,000 SF - 175,000 SF



**15 AC Class A Industrial Park**  
Located in an Enterprise Zone



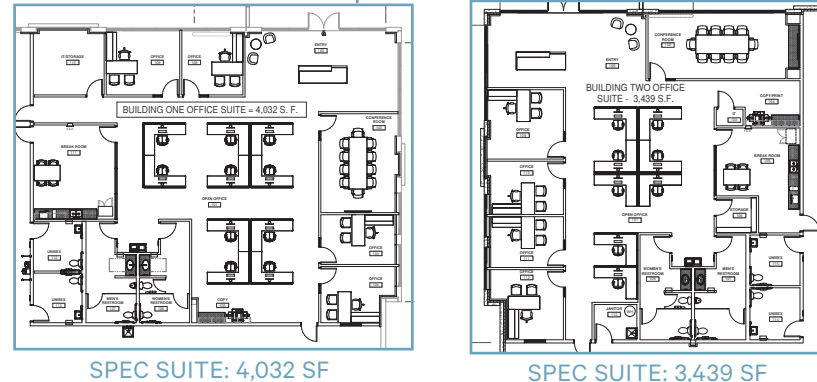
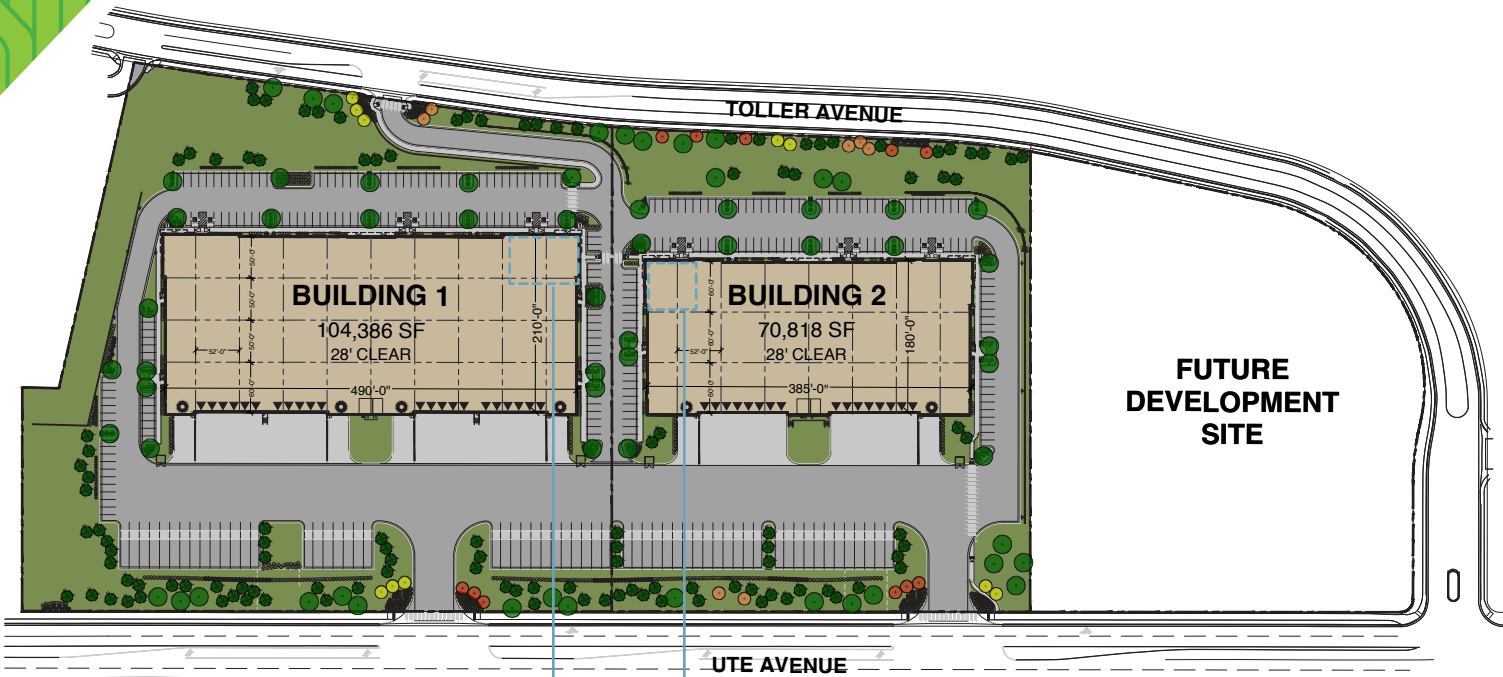
**Immediate Highway Access & Visibility**  
to 64,000 VPD



**Rare Southwest Location**  
Servicing a Growing and  
Affluent Population Base



BUILDING 1: 10532 W TOLLER DRIVE, LITTLETON, CO  
 BUILDING 2: 10512 W TOLLER DRIVE, LITTLETON, CO



**SITE LEGEND:**  
 ◀ DOCK HIGH TRUCK DOOR  
 ● GRADE LEVEL TRUCK DOOR

## AMENITIES + ACCESS



## PROPERTY FEATURES

- IMMEDIATE HIGHWAY ACCESS & VISIBILITY TO 64,000 VPD**
- 1.5 : 1,000 SF (250 AUTO PARKING SPOTS)**
- 15 AC SITE WITH MOUNTAIN VIEWS**
- SOUTHWEST METRO WATER AND SANITATION DISTRICT**
- 63 TRAILER PARKING SPOTS**
- AMENITIES NEARBY**
- CLASS A FEATURES; ESFR AND 28' CLEAR HEIGHT**
- UNINCORPORATED JEFFERSON COUNTY & LOW MILL LEVY (97.94 MILLS)**
- ACCESS TO 640,000 POPULATION IN 20 MINUTES WITH A \$143,000 AVERAGE HOUSEHOLD INCOME**
- 2,000 AMPS PER BUILDING (ADDITIONAL CAPACITY AVAILABLE)**

## MILEAGE & DRIVE TIMES

- TO C470 - DENVER'S REGIONAL BELTWAY**  
**.25 MILES / 1 MIN**
- TO GOLDEN**  
**14 MILES / 14 MIN**
- TO E-470 / I-25**  
**14 MILES / 16 MIN**
- TO DENVER INTERNATIONAL AIRPORT**  
**43 MILES / 39 MIN**