

A large, modern industrial building with a tan and brown facade, multiple large roll-up doors, and a parking lot in the foreground. The address "10262" is visible on the building's corner.

**NORTHSTAR FLEX SPACES  
FOR SALE | FOR LEASE  
NOW AVAILABLE!**

**10262 & 10264  
DRANSFELDT PLACE  
PARKER, CO 80134**

**WORK | PLAY | FLEX**

**Project Information:**

Total Project SF: 32,184 SF  
2 Buildings  
18 Units

**Uses:**

Work – Play - Flex  
Light Industrial Zoning

**Best-In-Class Features:**

14x14 OH Doors, Painted  
Steel Mezzanines, Wet Bars, Private Restrooms  
with Upgraded Fixtures, LED Lights, HVAC with 4-  
Ton High Efficiency System, 3-Phase 150 Amp  
Power, Polished Concrete Floors, 24-Hour  
Access, Glass Store Front Options on Select  
Units.

**NORTHSTAR FLEX SPACES LOCATION**

**Tours available upon request.**

**Brokers welcome! Coop Fee Available.**

**Summary:**

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. NorthStar Flex Spaces are designed with you in mind. Perfect for creative office, assembly, distributions, or a private studio, it is the ideal space to grow your small business. Units range from 1,215 to 2,916 SF with the ability to combine units, giving you the flexibility to make your space work for you!

# OVERVIEW

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## ESTIMATED DELIVERY:

Now Available!

## UNIT SIZES:

1,215 - 2,916 SF

Scan QR Code below for availability

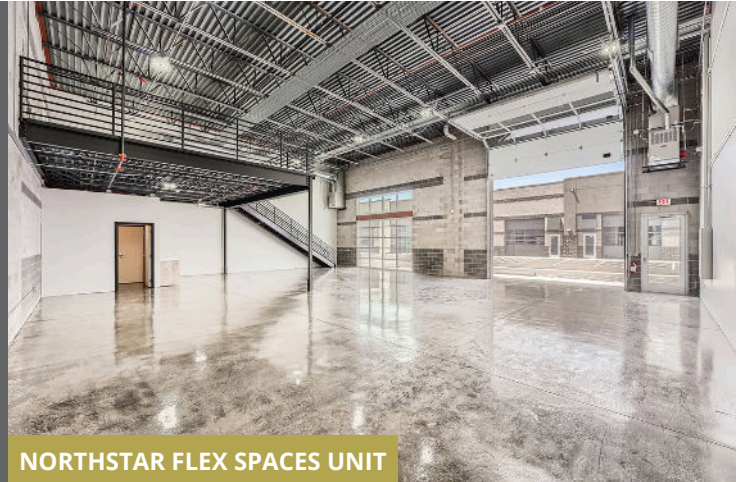
## OCCUPANCY:

Light Industrial Zoning

Office, Retail, Flex, Man Caves

## FOR SALE & FOR LEASE:

Scan QR Code for pricing and unit availability



**NORTHSTAR FLEX SPACES UNIT**

## PROPERTY INFORMATION:

- For Sale / For Lease
- Ideal for Small Business, Flex, Office, Retail, Man Cave
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Painted Steel Mezzanines
- Finished Private Restrooms with Fixtures
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Doors
- Wet Bar
- Glass Store Front Options on Select Units

## 5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 - 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective - Own for 15-25% Less per Month
- Customize Your Space!



**NORTHSTAR FLEX EXTERIOR**



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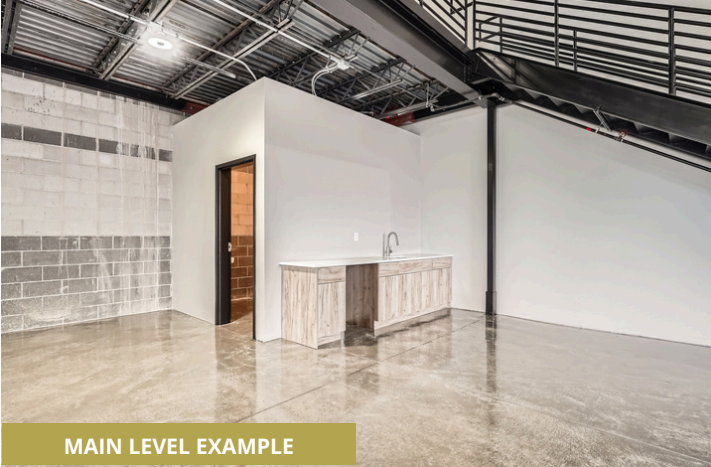
**303-222-0768**

# UNIT PHOTOS

**NORTHSTAR FLEX SPACES  
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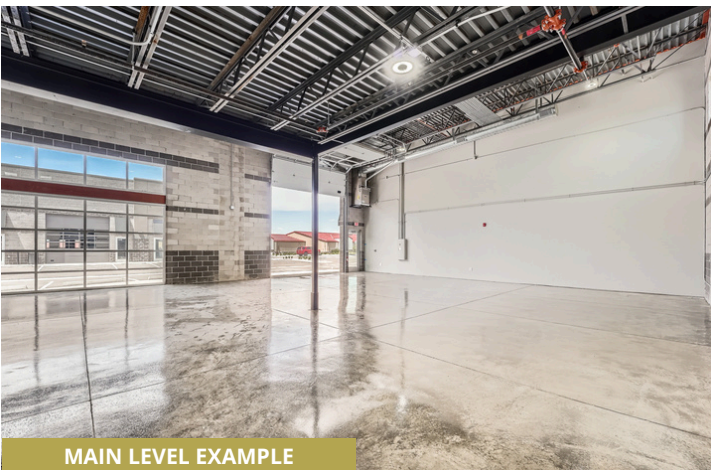
**WORK | PLAY | FLEX**



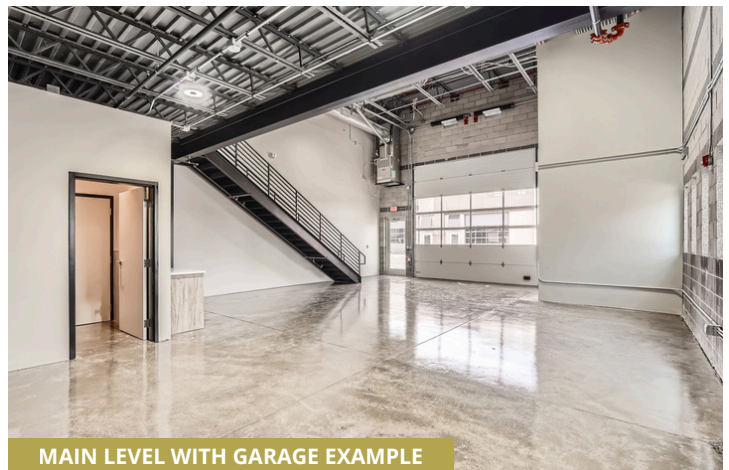
MAIN LEVEL EXAMPLE



RESTROOM EXAMPLE



MAIN LEVEL EXAMPLE



MAIN LEVEL WITH GARAGE EXAMPLE



MEZZANINE EXAMPLE



MEZZANINE EXAMPLE



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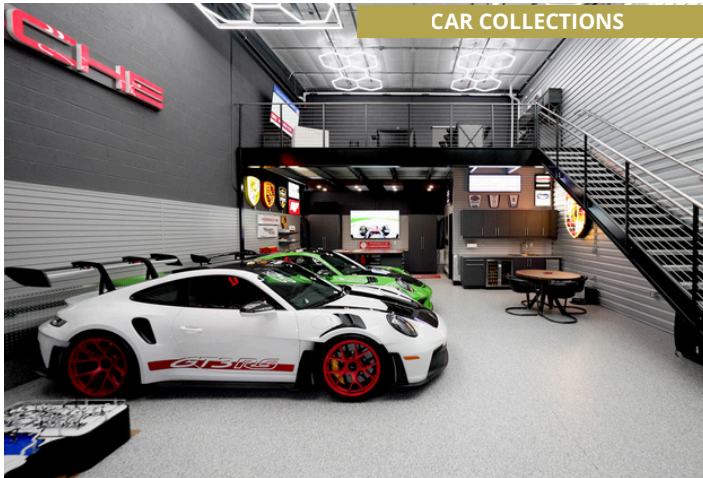
# CONCEPT - SAMPLE USES



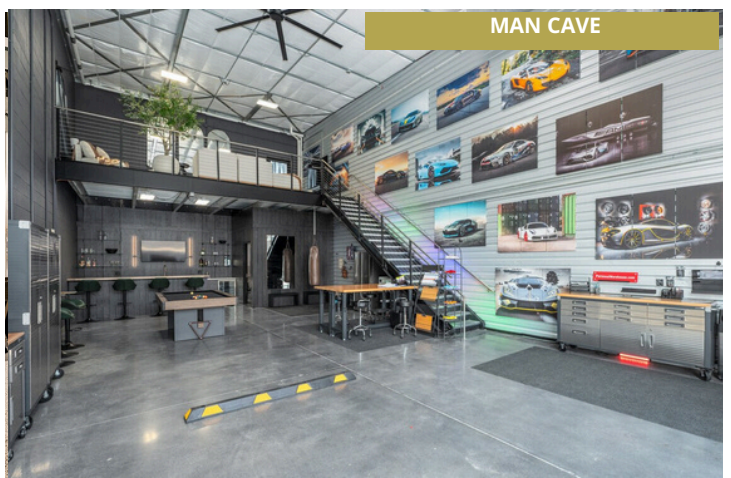
**CUSTOMIZED SPACES**



**CREATIVE OFFICE**



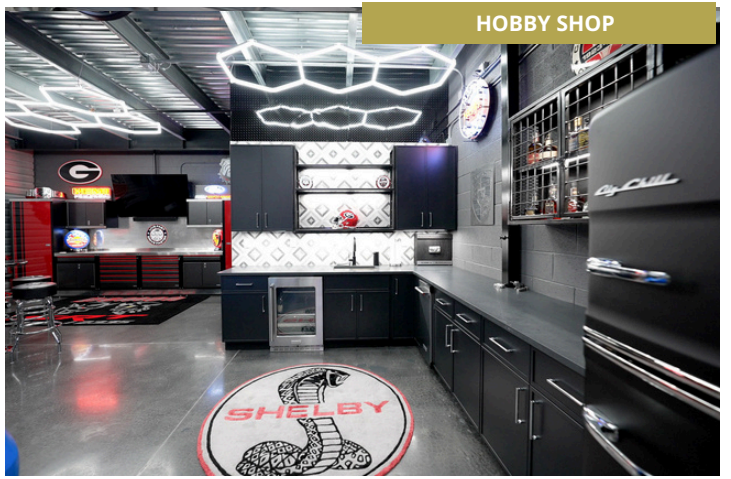
**CAR COLLECTIONS**



**MAN CAVE**



**BUSINESS**



**HOBBY SHOP**



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# AERIAL MAP



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# SITE PLAN

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### 10264 Dransfeldt Place

1ST FL. AREA	UNIT #	MEZZ. FL. AREA	WIDTH	DEPTH	HIGH
1,998 sf	101	532 sf	37'-0"	54'-0"	23'-6"
1,458 sf	105	392 sf	27'-0"	54'-0"	23'-6"
2,916 sf	109	500 sf	54'-0"	54'-0"	23'-6"
1,620 sf	113	442 sf	30'-0"	54'-0"	24'-2"
1,620 sf	117	442 sf	30'-0"	54'-0"	24'-2"
2,916 sf	121	500 sf	54'-0"	54'-0"	24'-2"
1,458 sf	125	393 sf	27'-0"	54'-0"	24'-10"
1,458 sf	129	392 sf	27'-0"	54'-0"	24'-10"
1,620 sf	133	430 sf	30'-0"	54'-0"	24'-10"

### 10262 Dransfeldt Place

1ST FL. AREA	UNIT #	MEZZ. FL. AREA	WIDTH	DEPTH	HIGH ROOF
1,350 sf	100	402 sf	30'-0"	45'-0"	24'-8"
2,430 sf	104	500 sf	54'-0"	45'-0"	24'-8"
1,215 sf	108	365 sf	27'-0"	45'-0"	24'-8"
1,215 sf	112	366 sf	27'-0"	45'-0"	24'-0"
1,350 sf	116	412 sf	30'-0"	45'-0"	24'-0"
2,565 sf	120	500 sf	57'-0"	45'-0"	24'-0"
1,215 sf	124	366 sf	27'-0"	45'-0"	23'-4"
1,215 sf	128	366 sf	27'-0"	45'-0"	23'-4"
2,565 sf	132	500 sf	57'-0"	45'-0"	23'-4"

### SITE

LOT AREA TOTAL	87,315 sf
PARKING	68
PARKING STALLS	62
PARKING (ADA)	4
PARKING (VAN)	2
BICYCLES	8

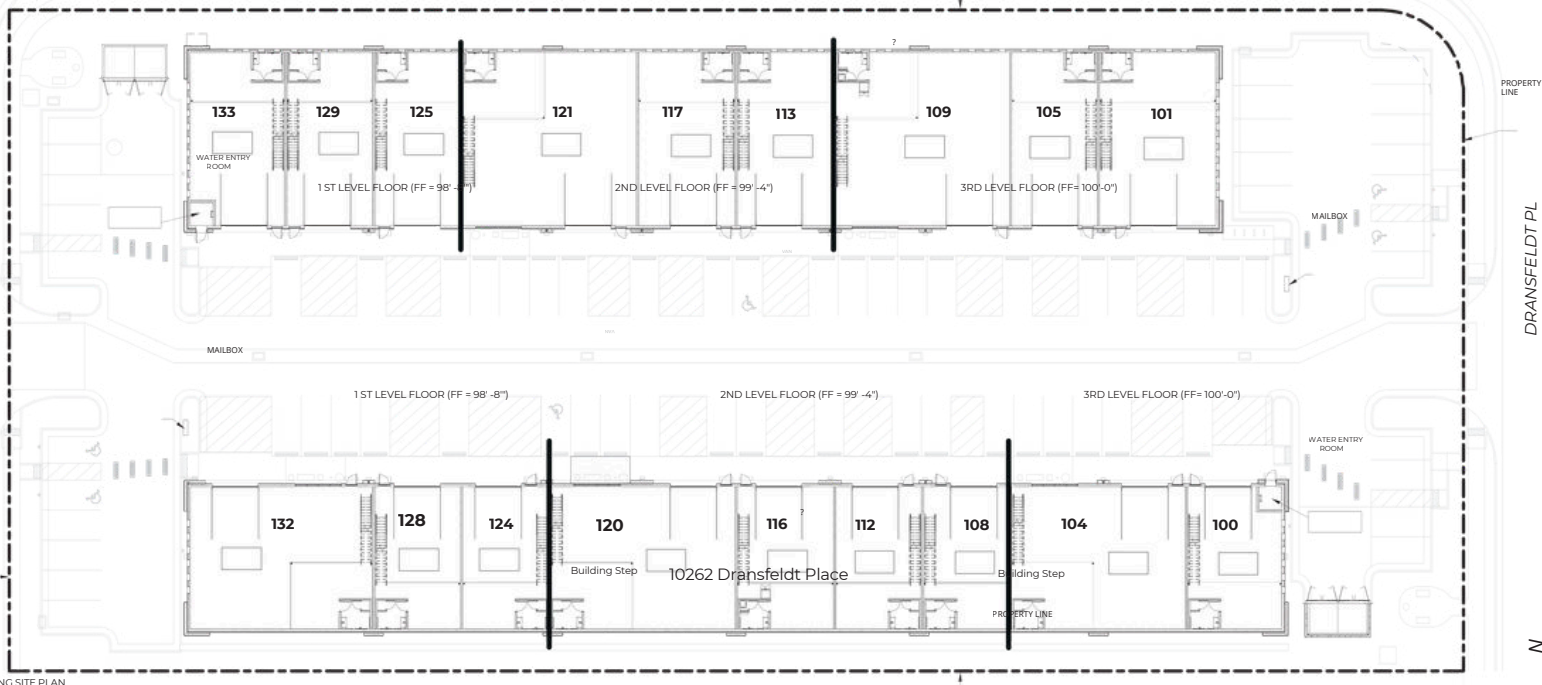
Scan QR Code for availability



### DRANSFELDT PL

PROPERTY LINE

Building Step 10264 Dransfeldt Place Building Step



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