

**168 MILLER DR  
DACONO, CO 80514  
FOR SALE**

**TURNKEY UNITS**  
**Sizes: 1,090 - 2,133 SF**  
**Price: See Page Three**  
**Zoning: I-1**

**SO FLEXY**

**MOVE IN READY MAY 2025**

Ready to break free from the mundane? These brand-new industrial/flex condo units at 168 Miller Drive are the place where functionality meets style. With a huge 14x14 ft glass overhead door and a mezzanine for your creative endeavors, these spaces are ready to work as hard as you do. The modern kitchen and ADA-compliant bathroom make day-to-day tasks a breeze, while epoxy floors keep things looking sharp. Plus, with a gated entry and ample parking, you can be sure your business will have everything it needs to thrive.

**PROPERTY HIGHLIGHTS**

- Brand new industrial/flex condo units with gated entry and 20 foot clear height
- Each unit has a glass 14x14 ft OH door, kitchen, epoxy floors, ADA bathroom, front glass door
- Parking: 3 per 1,000 SF
- Contact Brokers for more details about delivery

**NEW TURNKEY INDUSTRIAL/FLEX  
CONDOS FOR SALE**

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This architectural floor plan illustrates the second floor of a building, featuring six units and their associated mezzanines. The units are arranged in a 2x3 grid, with units 100, 110, and 120 on the right side, and units 130, 140, and 150 on the left side. Each unit includes a mezzanine level. The plan shows various rooms, including bedrooms, bathrooms, and living areas, along with common areas like the mezzanine and overhead doors. Dimensions are provided for all rooms and overall building sections. Annotations include 'FUTURE UNIT DIVISION WALLS', 'FUTURE COFFEE BAR', and 'FUTURE RR'. The plan also shows the location of future unit division walls and future coffee bars. The overall dimensions of the building are 175'-0" wide by 85'-0" deep.

Unit	Area (SF)	Price (\$k)
UNIT 100	1,581 SF	\$853k
UNIT 110	1,570 SF	\$847k
UNIT 120	1,103 SF	\$595k
UNIT 130	1,103 SF	\$595k
UNIT 140	1,488 SF	\$595k
UNIT 150	1,478 SF	\$620k
UNIT 100 A	2,133 SF	\$853k
UNIT 110 A	2,118 SF	\$847k
UNIT 120 A	1,488 SF	\$595k
UNIT 130 A	1,488 SF	\$595k
UNIT 140 A	1,488 SF	\$595k
UNIT 150 A	1,090 SF	\$620k



# 168 MILLER DR DACONO, CO 80514

↑ 42 MI | 49 MINS  
FORT COLLINS



CommonSpirit

Interstate Ford



KING  
Soopers

HIGHWAY 52

COLORADO BLVD

CASA CORTES

DACONO  
BMX

CLEM  
DUFOR  
PARK

LABOR FORCE  
WITHIN 10 MI  
120,525

HOUSING GROWTH  
5,661 Current Dwelling Units  
2,769 Residential Lots in Process

DIVERSE WORKFORCE  
in Manufacturing,  
Biosciences, Aerospace,  
R&D, Energy and more.

22.5 MI | 31 MINS  
BOULDER



GRANDVIEW BLVD



26 MI | 33 MINS  
DENVER



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