



CASTLE ROCK FLEX FOR SALE | FOR LEASE

1010 S. INTERSTATE 25
CASTLE ROCK, CO 80104

WORK | STORE | PLAY®

Project Information:

Total Project SF: 51,500 SF
4 Buildings - 37 Units
Select Units with Backlot/Back Yard Space
Completed December 2023

Uses:

Work – Store – Play®
Light Industrial Zoning

Best-In-Class Features:

14x14 OH Doors, Mezzanines, Private Restrooms,
LED Lights, HVAC, 3-Phase Power, Custom Floors,
60+FT Drive Aisles, Sprinkler System, 24-Hour
Access

CASTLE ROCK FLEX

Tours available upon request.

What is a Personal Warehouse®?

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. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play® with a Personal Warehouse® as the only limit is your imagination!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

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OVERVIEW

**CASTLE ROCK FLEX
FOR SALE | FOR LEASE**

**1010 S. INTERSTATE 25
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YEAR BUILT:

Completion: December 2023

UNIT SIZES:

1,000 - 2,500 SF with ability to combine units

OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Store – Play®

FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit availability



CASTLE ROCK FLEX

BEST-IN-CLASS FEATURES:

- For Sale and Lease
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators

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 40% Less per Month
- Customize Your Space!



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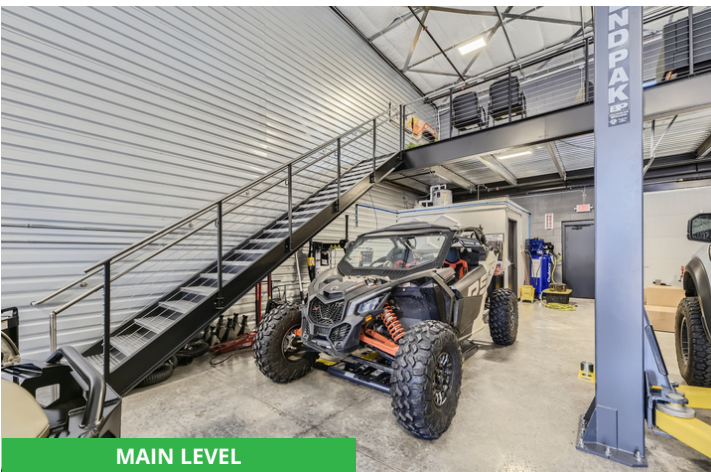
SAMPLE PHOTOS



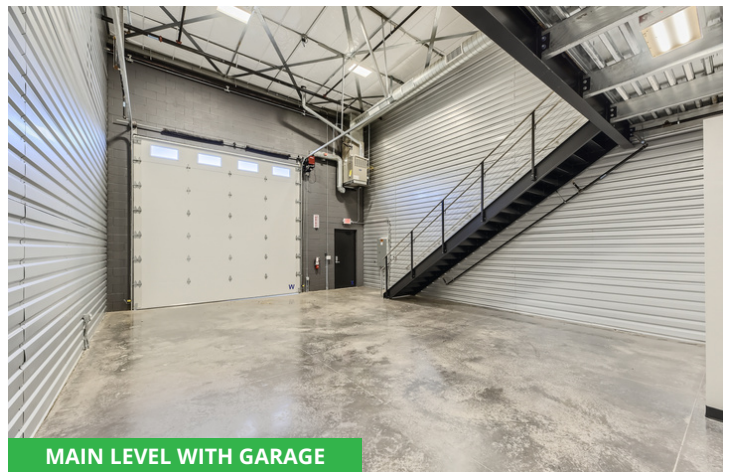
MAIN LEVEL



RESTROOM



MAIN LEVEL



MAIN LEVEL WITH GARAGE



MEZZANINE



MEZZANINE



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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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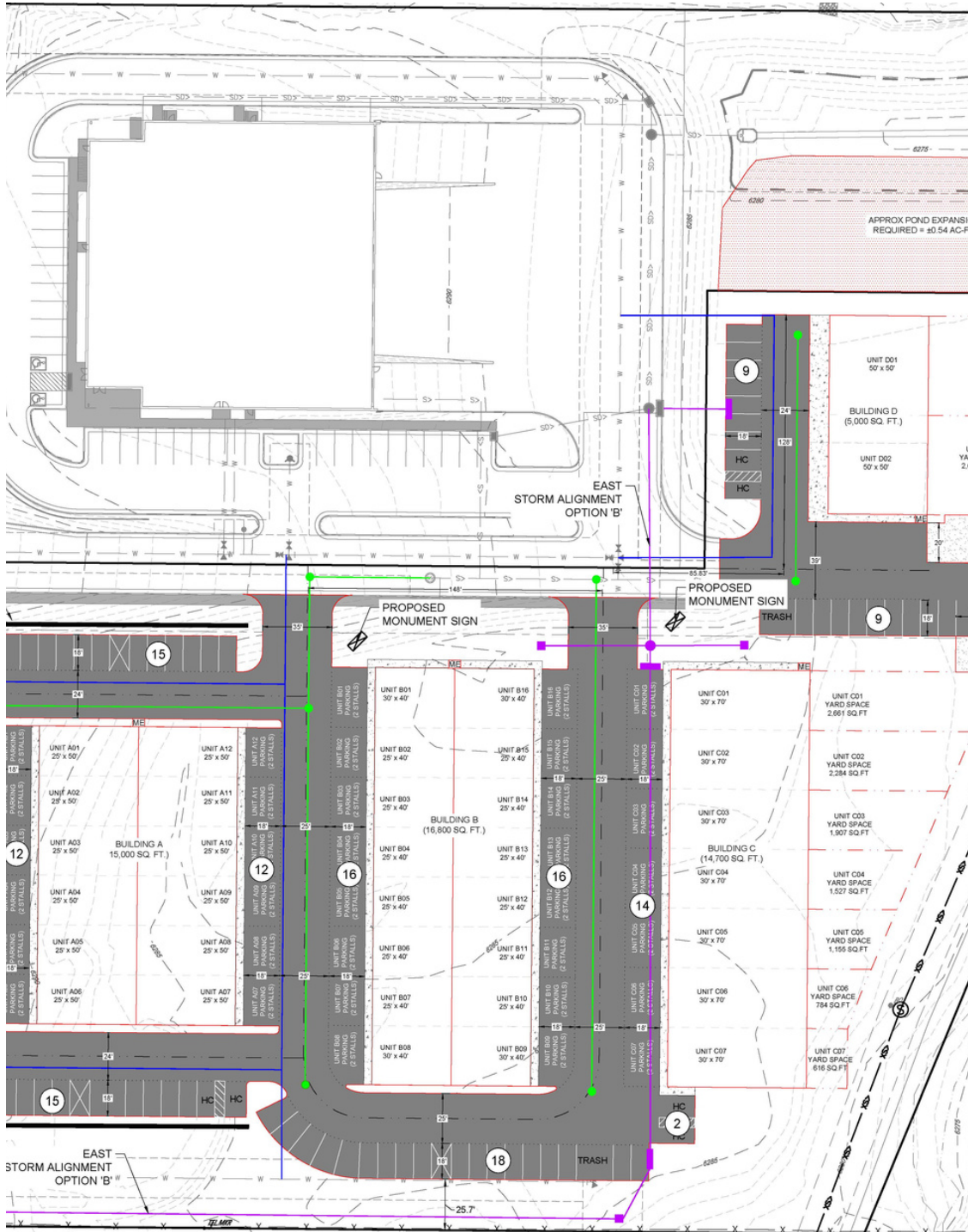
SITE PLAN

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