

701 TOPEKA WAY

CASTLE ROCK, CO

Atchison Way

Topeka Way

79,596 SF INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE



Fenced Yard with Outside Storage



Ideal Size for Tenant/Owner User or Investor



In Place Income from National Tenant



Largest Available Industrial Space In Castle Rock



Office Infrastructure in Place



High Quality Construction/Enhanced Image



Lowest Opex in South Market

49,396 SF AVAILABLE FOR LEASE IMMEDIATELY

Lease Rate: \$10.00/SF

2025 Opex: \$3.77/SF

Loading:

One (1) 12'x14' DI
Two (2) 8'x8' Docks
One (1) 8'x10' Dock



PROPERTY INFORMATION

Address:	701 Topeka Way
City:	Castle Rock
County:	Douglas
Site Size:	5 Acres
Building Size:	79,596 SF
Zoning:	I-2
Year Constructed:	1984 (2016 Addition)
Available Space:	49,396 SF
Clear Height:	16' - 18'
Sprinkler:	General Duty
Loading:	Unit A: 8'x8' w/ Leveler 8'x10' w/ Leveler 8'x8' Dock 12'x14' Drive-In Unit B: 20'x14' Drive-In Unit C: Two (2) 16'x14' Drive-In
Power:	800 Amp, 277/480V, 3 Phase
Roof:	Unit A - 60 Mil EPDM Installed 2022 Unit B/C - Metal Installed 2016



INVESTMENT OVERVIEW



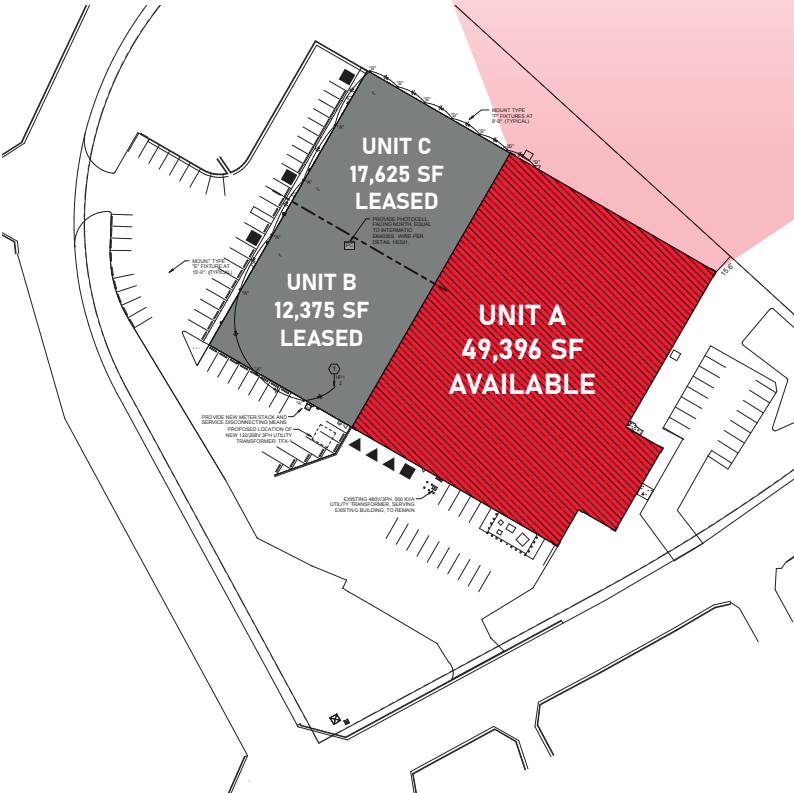
Sale Price: \$12,000,000

Annual Rental Income \$326,932.50

Annual Expense Reimbursement: \$113,100.00 (Estimated)

Taxes (2024 Payable 2025): \$158,881

FLOOR PLAN



Lease Rate: **\$10.00/SF**

2025 Opex: **\$3.77/SF**

Loading: One (1) 12'x14' DI
Two (2) 8'x8' Docks
One (1) 8'x10' Dock

- ▲ Dock High
- Drive-In

SITE ACCESS



DRIVE TIMES

	MINUTES	MILES
E-470	18	13
Denver	45	30
I-70	50	40
Parker	26	17
Colorado Springs	47	42
Denver International Airport	40	42
Centennial Airport	22	17

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