

INDUSTRIAL YARD / OUTSIDE STORAGE + OFFICE **FOR LEASE**

5605 N Peterson Rd · Sedalia, CO 80135 · Douglas County · APN 2353-140-01-006 · General Industrial (GI)

Jillian Muster

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ESTATE AGENT

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► INDUSTRIAL YARD / OUTSIDE STORAGE +
OFFICE — SECURE GATED · NNN · AVAILABLE
NOW

5605 N Peterson Rd

Sedalia, Colorado 80135 · Douglas County

Established Industrial Corridor · US-85 / I-25 Access · APN 2353-140-01-006

1,000 SF OFFICE

UP TO 2 ACRES YARD SPACE

GATED & FENCED

GI ZONING



OFFICE ONLY

\$1,250/Mo

+ Est. NNN \$345.58/Mo

WITH YARD — FROM

\$3,846/Mo

½ Acre + Office · Total Occupancy Cost

OFFICE SF
1,000 SF

NNN Lease

OFFICE ONLY
\$1,250

Per Month + NNN \$345.58

INDUSTRIAL YARD
2 Acres

Secure Gated · Up to 2 AC

ZONING
GI

General Industrial

YEAR BUILT
1973

Established Site

US-85 DISTANCE
~1 Mi

I-25 ~ 3 Mi

PROPERTY FEATURES

Industrial Yard / Outside Storage + Office · Up to 2 Acres Gated Yard · NNN Lease · GI Zoning

Sedalia Industrial Corridor · US-85 ~1 Mi · I-25 ~3 Mi · Castle Rock ~10 Mi · Denver ~30 Mi · Douglas County #7 Income Nationally

REALTYONEGROUP
PREMIER
COMMERCIAL

5605 N PETERSON RD — SEDALIA · INDUSTRIAL YARD / OUTSIDE STORAGE + OFFICE

Sedalia, CO 80135 · Douglas County · APN 2353-140-01-006 · General Industrial Zoning

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OFFICE ONLY — NNN

\$1,250 / Month

+ Est. NNN \$345.58/Mo · Total ~\$1,596/Mo · 1,000 SF

FLEXIBLE YARD + OFFICE — MONTHLY OCCUPANCY COST

CONFIGURATION	BASE RENT	EST. NNN	TOTAL/MO
½ Acre + Office	\$3,500	\$345.58	\$3,846
1 Acre + Office	\$4,500	\$345.58	\$4,846
1½ Acres + Office	\$5,500	\$345.58	\$5,846
2 Acres + Office	\$6,500	\$345.58	\$6,846

PROPERTY DETAILS

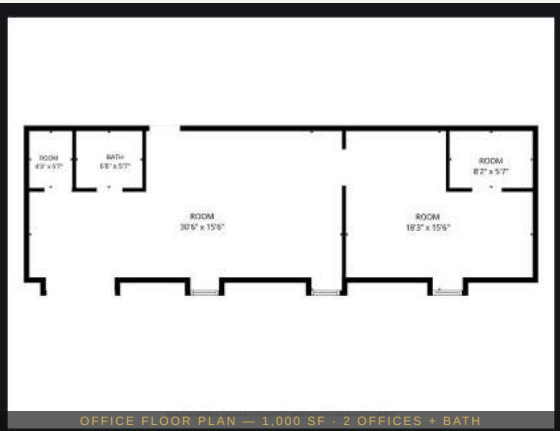
ADDRESS	5605 N Peterson Rd Sedalia, CO 80135
APN	2353-140-01-006
COUNTY	Douglas County, CO
ZONING	General Industrial (GI)
PROPERTY TYPE	Industrial Yard / Outside Storage
YEAR BUILT	1973
OFFICE SF	1,000 SF
YARD AVAILABLE	½ Acre to 2 Acres (Configurable)
SECURITY	Gated & Fully Fenced
UTILITIES	Water · Sewer · Electric
DRIVE-IN BAYS	8 (Per Public Record)
OFFICE ROOMS	2 Private Offices + Bath
FLOOR PLAN	30'6"×15'6" Main + 18'3"×15'6" Office
LEASE TYPE	NNN · Est. \$345.58/Mo Additional
AVAILABILITY	Immediate
SUBMARKET	Sedalia Industrial Corridor
US-85 DISTANCE	~1 Mile
I-25 DISTANCE	~3 Miles
CASTLE ROCK	~10 Mi / ~12 Min
DENVER CBD	~30 Mi / ~35 Min

PROPERTY HIGHLIGHTS

- GI zoning — heavy equipment, fleet vehicles, material & contractor staging all permitted
- Scale your footprint: ½ to 2 acres — pay only for what you use
- Fully gated & fenced — secure 24/7 outdoor storage
- 1,000 SF office (2 rooms + bath) — crew dispatch & PM ready day one
- US-85 ~1 mi · I-25 ~3 mi — regional fleet/truck access
- Douglas County — #7 nationally for household income
- Immediate availability — office and yard
- Established General Industrial corridor — adjacent GI users on Peterson Rd
- Gravel-surfaced yard — suitable for heavy vehicles and equipment
- NNN lease structure — flexible configurations priced per ½-acre increment

PROPERTY OVERVIEW

5605 N Peterson Road is a General Industrial (GI) zoned property offering a 1,000 SF office building combined with up to 2 acres of gated, fenced, gravel-surfaced outdoor yard space available in ½-acre increments. The office includes two private rooms and a full bath. The yard is situated within an established industrial corridor in Sedalia alongside other General Industrial users. General Industrial (GI) zoning allows for a wide array of industrial and storage uses. The property is serviced by water, sewer, and electric utilities. US-85 (Santa Fe Drive) is approximately 1 mile from the site; I-25 is approximately 3 miles, providing direct access to the Denver–Castle Rock–Colorado Springs corridor. Castle Rock is approximately 10 miles south; Denver CBD is approximately 30 miles north. Lease terms are NNN with yard configurations priced in ½-acre increments. The property is available immediately.



OFFICE FLOOR PLAN — 1,000 SF · 2 OFFICES + BATH



YARD — GATED OUTDOOR STORAGE AREA



SITE — YARD ACCESS & FENCED PERIMETER

PROPERTY HIGHLIGHTS

OFFICE SF	1,000 SF
MAX YARD	2 Acres · Gated/Fenced
ZONING	General Industrial
DRIVE-IN BAYS	8 (On Record)
US-85	~1 Mile
I-25	~3 Miles
DENVER CBD	~30 Mi / ~35 Min
EST. NNN	\$345.58/Mo

PUBLIC RECORD DATA

APN	2353-140-01-006
COUNTY	Douglas, CO
ZONING	General Industrial
PROPERTY TYPE	Industrial / Mfg
YEAR BUILT	1973
UTILITIES	Water · Sewer
SUBMARKET	Sedalia Industrial

DEMOGRAPHICS — ZIP 80135

MEDIAN HH INCOME	\$136,083
MEDIAN HOME VALUE	\$879,989
COLLEGE DEGREE+	51.7%
STEM DEGREE	47.4%
DC INCOME RANK	#7 Nationally

LOCATION & ACCESS

US-85 (SANTA FE)	~1 Mile
I-25	~3 Miles
CASTLE ROCK	~10 Mi / ~12 Min
DENVER CBD	~30 Mi / ~35 Min
COLORADO SPRINGS	~55 Mi South