



## CASTLE ROCK FLEX FOR SALE | FOR LEASE

**1004 - 1010 S. INTERSTATE 25  
CASTLE ROCK, CO 80104**

**WORK | PLAY | ®**

CASTLE ROCK FLEX

### Project Information:

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

### Uses:

Work – Play®  
Light Industrial Zoning

### Best-In-Class Features:

14x14 OH Doors and 10x10 Glass OH Door, 2 dedicated Man Doors, Mezzanine with LVT flooring, Private Restroom, LED Lights, HVAC + ducting, 3-Phase Power, Polished Concrete Floors, 60+FT Drive Aisles, Sprinkler System, 24-Hour Access, Select Units with Gated Backlot for additional storage

**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 – Play® with a Personal Warehouse® as the only limit is your imagination!

# OVERVIEW

**CASTLE ROCK FLEX  
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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 – Play®

## **FOR SALE & FOR LEASE:**

See QR Code for updated pricing and unit availability



**CASTLE ROCK MAIN LEVEL**

## **BEST-IN-CLASS FEATURES:**

- For Sale and For Lease
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines with LVT Flooring
- Finished Private Restrooms
- Rough-in for Kitchenette/Wet Bar
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Select Units with:
  - Drive Thru option
  - Additional 10x10 glass OH Door
  - 2nd Man Door
  - Gated Back Lot

## **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!



**CASTLE ROCK FLEX**



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**303-222-0768**

Pricing and availability are subject to change without notice.

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# SAMPLE PHOTOS

CASTLE ROCK FLEX  
FOR SALE | FOR LEASE

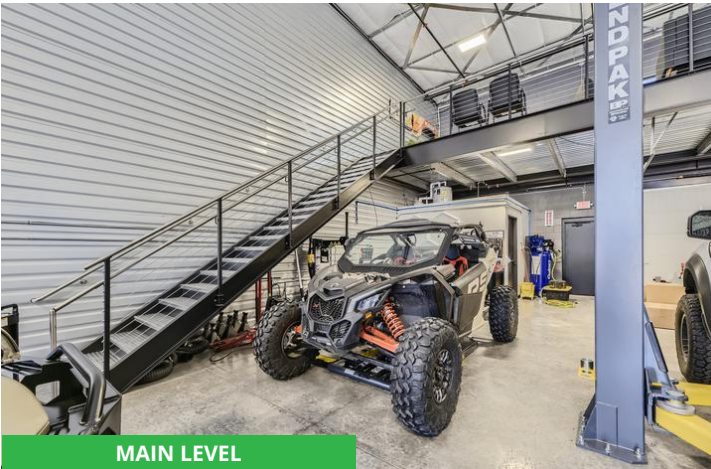
1004 - 1010 S. INTERSTATE 25  
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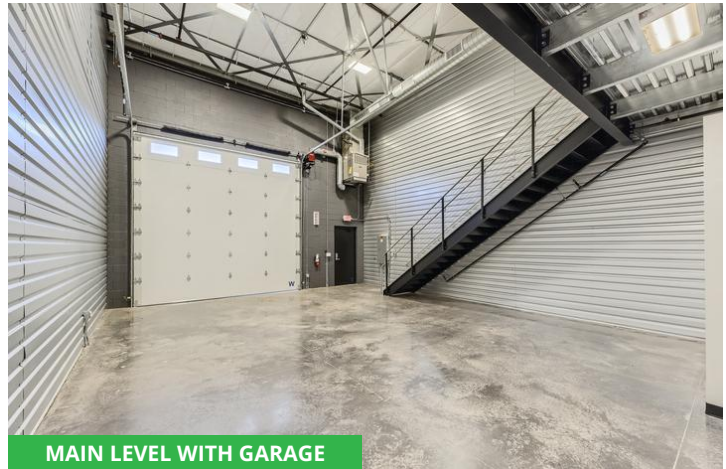
MAIN LEVEL



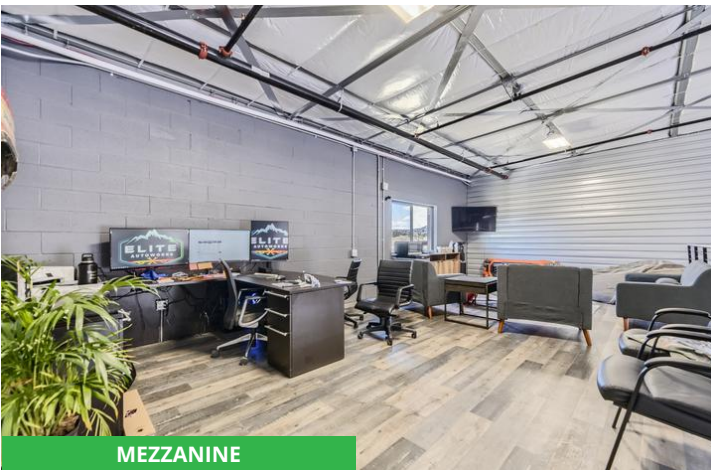
RESTROOM



MAIN LEVEL



MAIN LEVEL WITH GARAGE



MEZZANINE



MEZZANINE



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# CONCEPT - SAMPLE USES



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# AERIAL MAP

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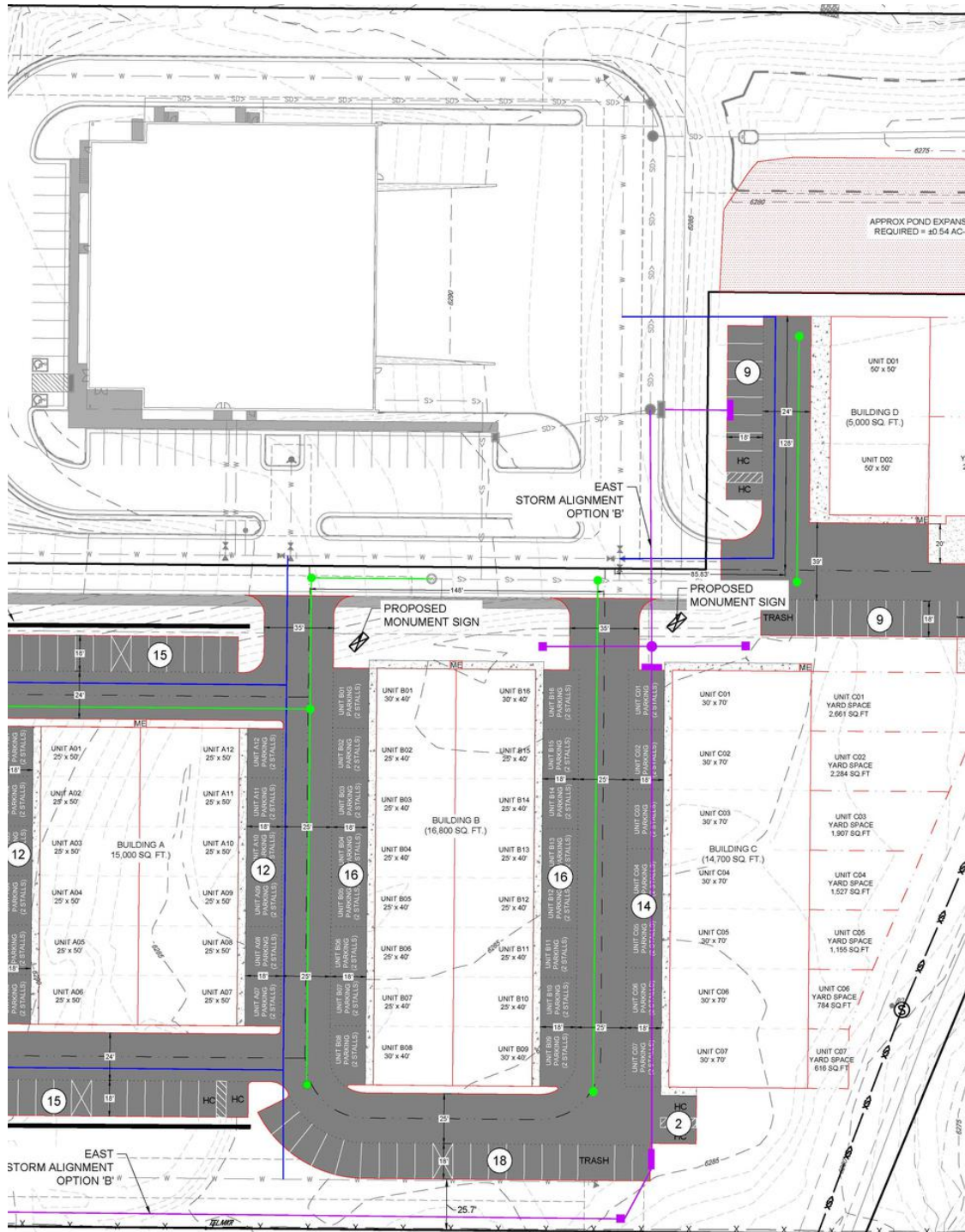
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# SITE PLAN

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