

# 3160 INDUSTRIAL WAY

CASTLE ROCK, CO 80109



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This property offers industrial facilities designed to meet the diverse needs of tenants. The separate warehouse spaces are equipped with large drive-in doors. This location boasts close proximity to I-25 freeway and Hwy 85 (Santa Fe Dr), ensuring seamless connectivity for industrial operations. This space is a convenient gross lease with no extra charges.

### PROPERTY HIGHLIGHTS

- Expansive warehouse space tailored to diverse tenant needs.
- Large drive in door
- Close proximity to I-25
- Convenient gross lease

### OFFERING SUMMARY

Lease Rate:	\$1,300.00 SF/month (Gross)
Number of Units:	1
Available SF:	1,000 SF
Building Size:	19,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,740	18,303	31,300
Total Population	4,470	51,862	88,494
Average HH Income	\$158,224	\$178,188	\$188,551

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ADDITIONAL PHOTOS



[BRANDON BELK](#) | [303.501.7959](tel:303.501.7959) | [BRANDON@HIERANDCOMPANY.COM](mailto:BRANDON@HIERANDCOMPANY.COM)

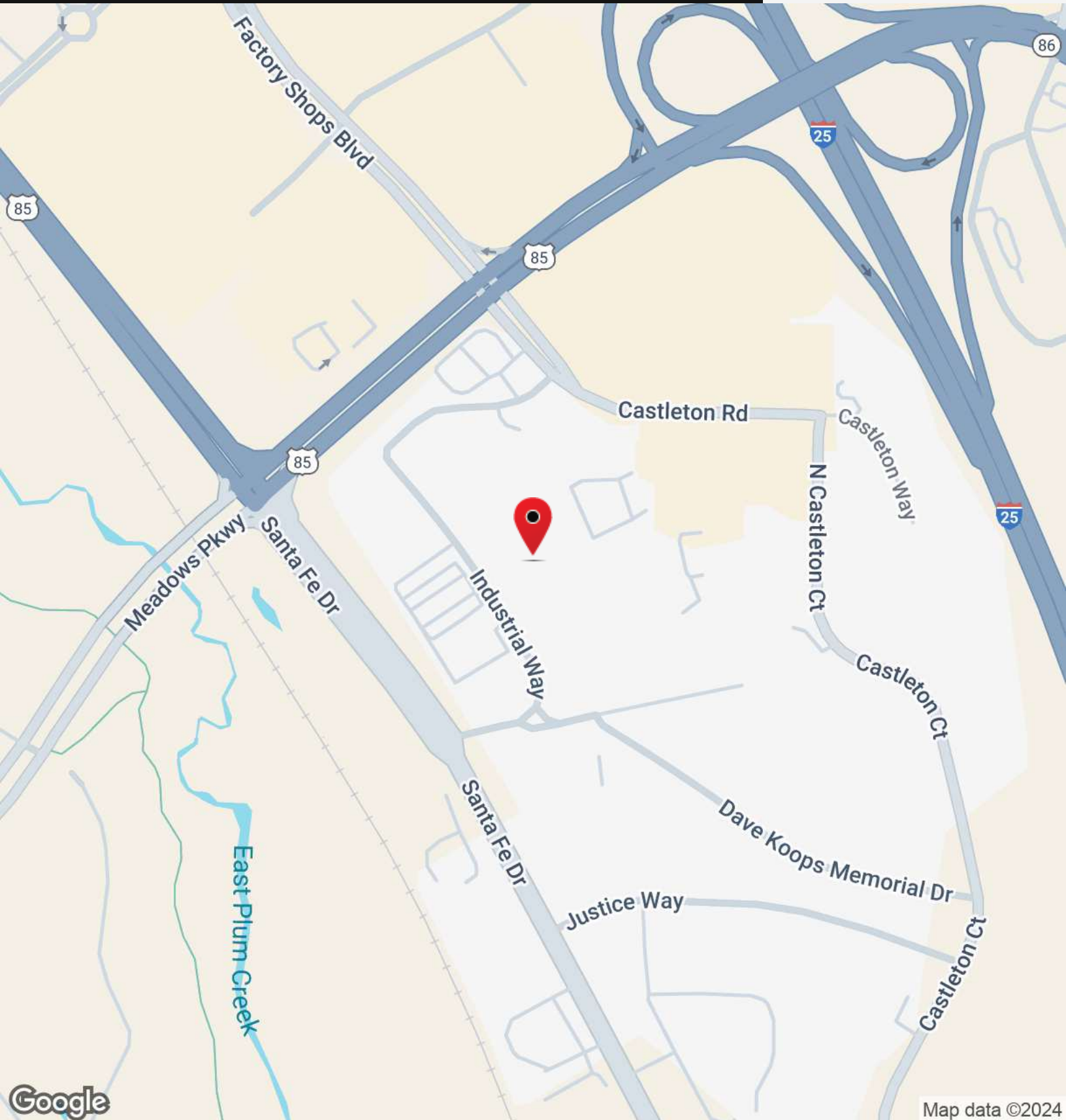
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LOCATION MAP



Map data ©2024

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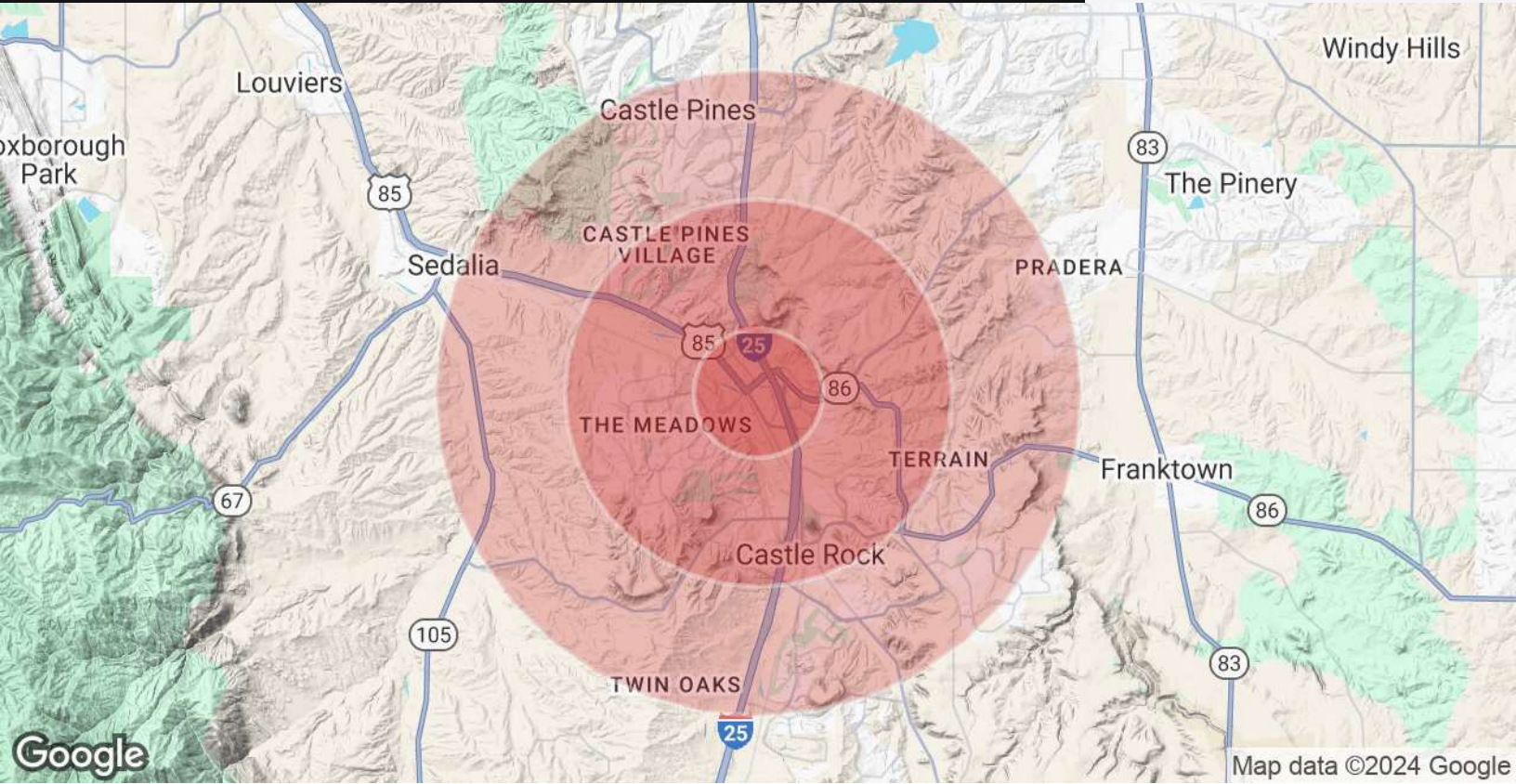
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,470	51,862	88,494
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,740	18,303	31,300
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$158,224	\$178,188	\$188,551
Average House Value	\$706,119	\$743,191	\$752,517

Demographics data derived from AlphaMap

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