

CASTLE ROCK'S NEWEST BUSINESS PARK

3533 - 3563 TIMBER MILL PARKWAY • CASTLE ROCK, CO
30,000 SF AVAILABLE • FOR LEASE

Castle Rock
Industrial
at
THE MEADOWS



• BUILDING INFORMATION •

- + **Building Sizes:** 80,000 SF Each (Total 160,000 SF)
- + **Available:** 30,000 SF (Divisible)
- + **Office:** Build to Suit
- + **Clear Height:** 24'
- + **Building Dimensions:** 400' x 200'
- + **Loading:** Two (2) Drive-Ins, Four (4) Docks
- + **Power:** 2000 Amps per Building
- + **Zoning:** PD-Castle Rock
- + **Outside Storage:** Permitted Use
- + **Lease Rate:** \$13.50/SF NNN
- + **Estimated Expenses:** 3533 - \$2.77/SF (2024)
- + **Column Spacing:** 50' x 50'
- + **Sprinkler:** ESFR
- + **YOC:** 2023
- + **Parking:** 1.25/1000



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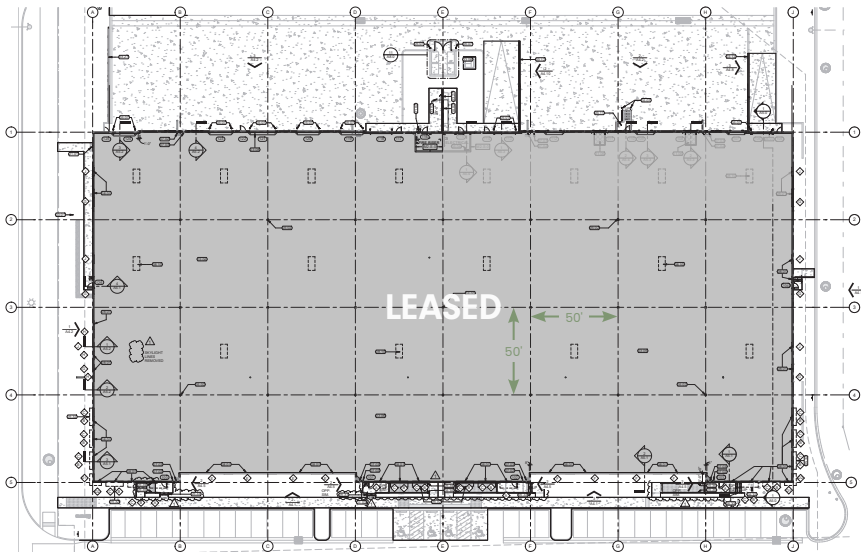
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• **BUILDING 1** •

80,000 SF

FULLY LEASED



• **HIGHLIGHTS** •



Flexible Zoning



Only High Cube Building in Castle Rock



Extremely Low NNN's



Great Neighborhood Amenities



Easy Access to I-25 & Santa Fe Drive/Hwy 85



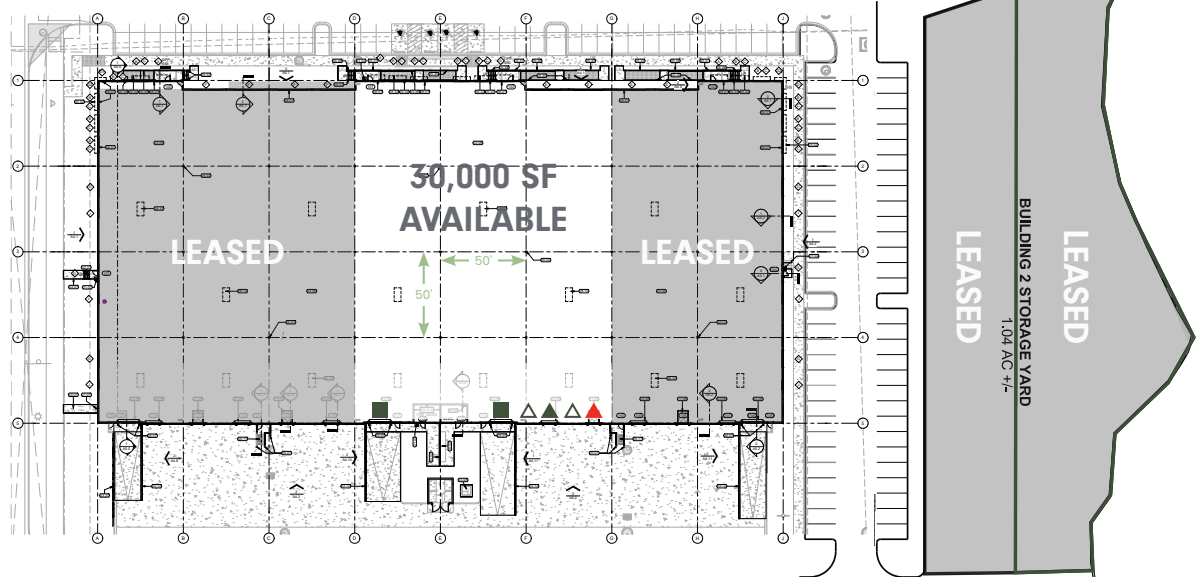
Outside Storage

30,000 SF AVAILABLE (DIVISIBLE TO 15,000 SF) • FOR LEASE

• **BUILDING 2** •

80,000 SF

30,000 SF AVAILABLE



- Drive-In Door (12'x14')
- △ Knock Out
- ▲ Dock High Door
- ▲ Dock High Door with Leveler