

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This flex unit for sale OR lease is conveniently located off of the I-25 Frontage Road at 2274 Manatt Court just south of Downtown Castle Rock, Colorado. This is more than just a storage unit. It is truly flexible space for uses such as office, warehouse, light manufacturing, retail, etc. This unit consists of 1,250 sf (25' wide by 50' deep) on ground floor with a 375 sf carpeted mezzanine perfect for office or lounge space. Space hosts epoxy flooring, private restroom, LED lighting, and 16' overhead door.

PROPERTY HIGHLIGHTS

- Truly flexible space for office, warehouse, light manufacturing, retail, etc.
- Great location for convenient access to Downtown Castle Rock and I-25
- Epoxy flooring
- Private restroom
- Large rollup garage door

OFFERING SUMMARY

Sale Price:	\$475,000
Lease Rate:	\$20/SF NNN (\$2,708/month)
Estimated CAM/NNN:	\$7.92/SF (\$1,073/month)
Unit Ground Floor SF:	1,250 SF
Mezzanine SF:	375 SF
Total SF:	1,625 SF

DEMOGRAPHICS 1 MILE 2 MILES 3 MILES

Total Households	1,209	3,533	8,240
Total Population	2,974	9,036	22,492
Average HH Income	\$118,734	\$102,527	\$114,677

CASTLE ROCK PERSONAL WAREHOUSE
2274 MANATT CT. A09 CASTLE ROCK, CO 80104



ADDITIONAL PHOTOS



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HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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LOCATION MAP



LOCATION OVERVIEW

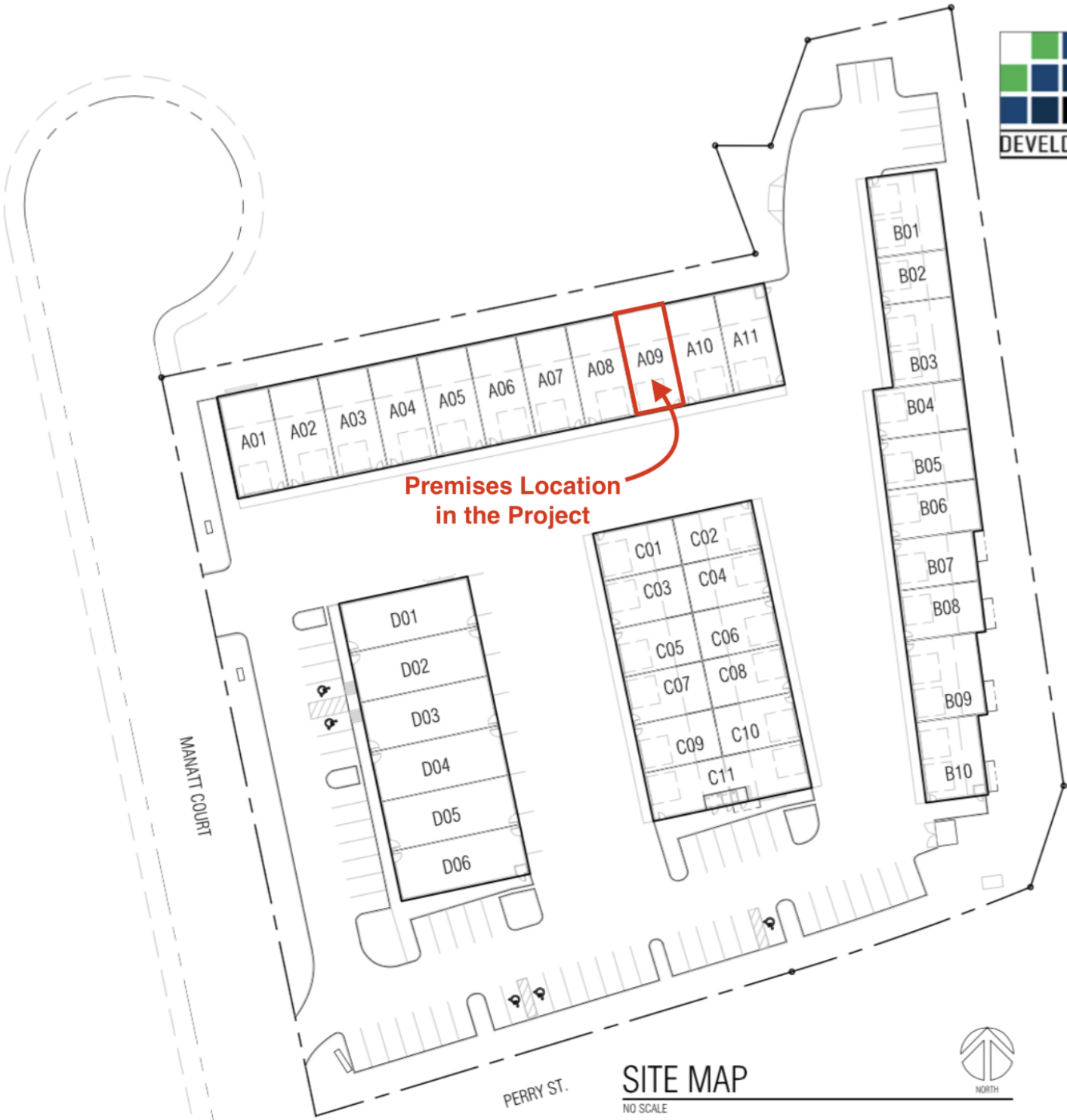
Conveniently located off of the I-25 Frontage Road at 2274 Manatt Court just south of Downtown Castle Rock, CO.



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MEET THE TEAM



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