

# INDUSTRIAL/FLEX BUILDING FOR SALE

282 Malibu Street Castle Rock, CO



OFFERED AT:  
**\$3,500,000.00**

282 Malibu Street presents a compelling opportunity for both investors and owner/users seeking a newly built, well-located, income-producing industrial asset in Castle Rock. With existing tenants already in place, the property offers immediate cash flow, while still providing vacant or underutilized space for an owner/user or additional leasing upside.

The property is zoned BC (Business Commercial) and consists of two buildings with a total of six warehouse units, offering functional industrial layouts well-suited for a variety of users. In addition to the warehouse space, the property features flex/office space on the upper level, allowing for administrative, professional, or mixed-use operations within the same footprint.

Strategically positioned just minutes from I-25, the property benefits from excellent regional access and visibility, making it highly attractive for logistics, service, and light industrial users. Ample on-site parking further enhances usability for tenants, employees, and customers alike.

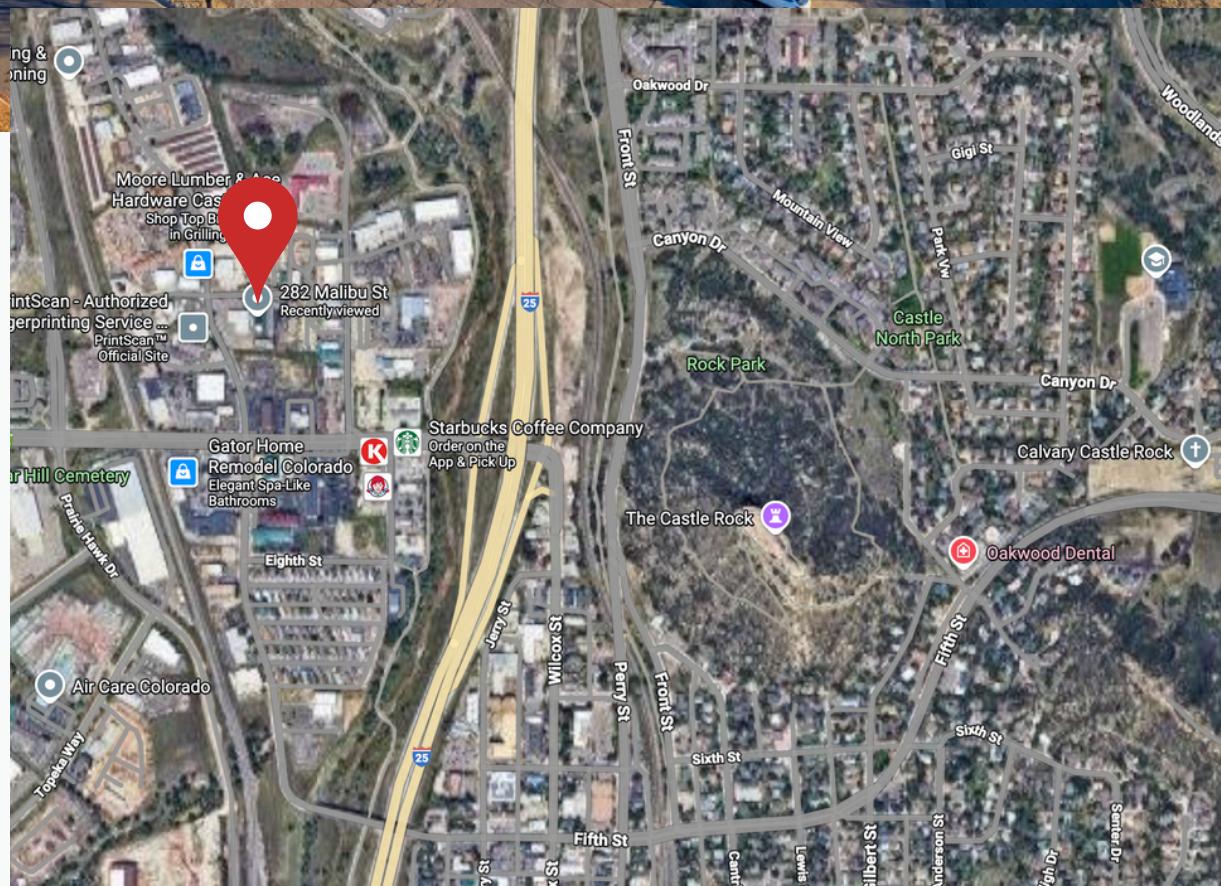


# AREA INFORMATION

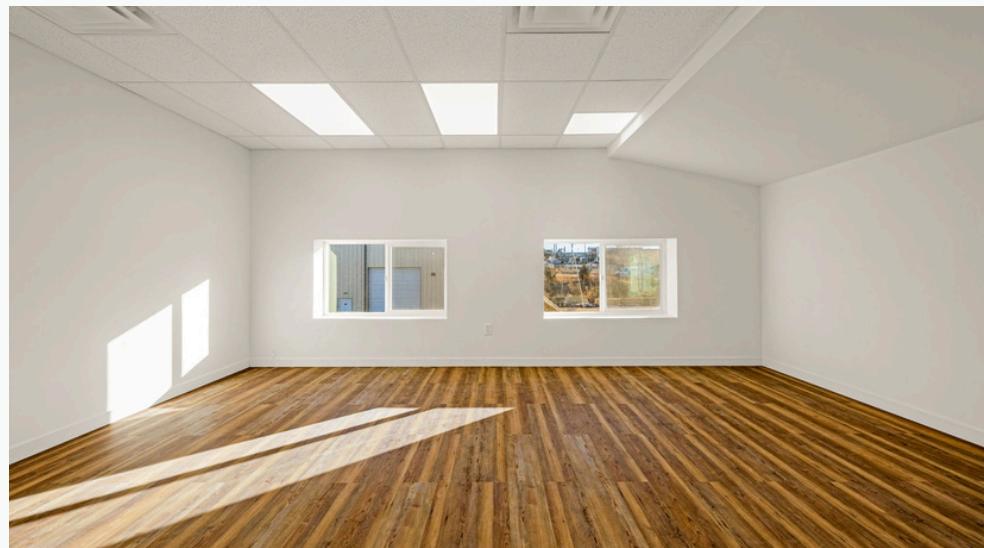


## Location Highlights:

282 Malibu Street in Castle Rock sits right in the heart of downtown, just a short walk to shops, restaurants, and key local amenities, while also being only minutes from Interstate 25, providing convenient access to both the Denver metro area and Colorado Springs. Industrial and flex space in this part of Castle Rock is extremely limited, with very few opportunities available for sale or lease in the immediate area. This rarity, combined with the property's prime downtown location and excellent interstate access, makes it a perfect option for businesses seeking visibility, convenience, and long-term value.



# AVAILABLE UNIT INFORMATION



The property offers attractive lease opportunities across a combination of functional warehouse and professional office space. The available warehouse unit features an overhead door, in-unit heater, and an impressive 20-foot clear ceiling, providing excellent utility for storage, light industrial, or service-based users. Complementing the warehouse space is a large upper-level office with wood flooring, creating a warm, professional environment well-suited for executive or administrative use. The office layout also includes a shared break area, along with multiple private offices on both the upper and lower levels, allowing flexibility for a variety of business operations and team sizes. This versatile mix of warehouse and office space makes the property ideal for tenants seeking efficient operations with a professional office presence.



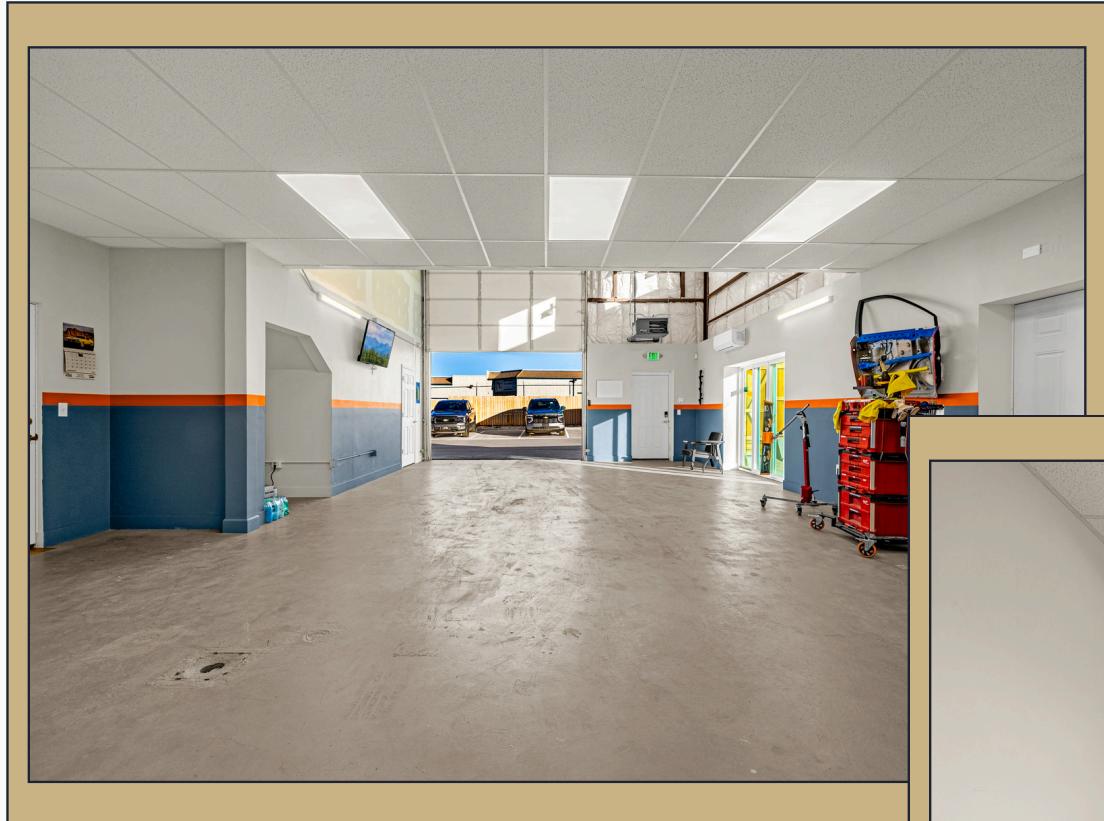
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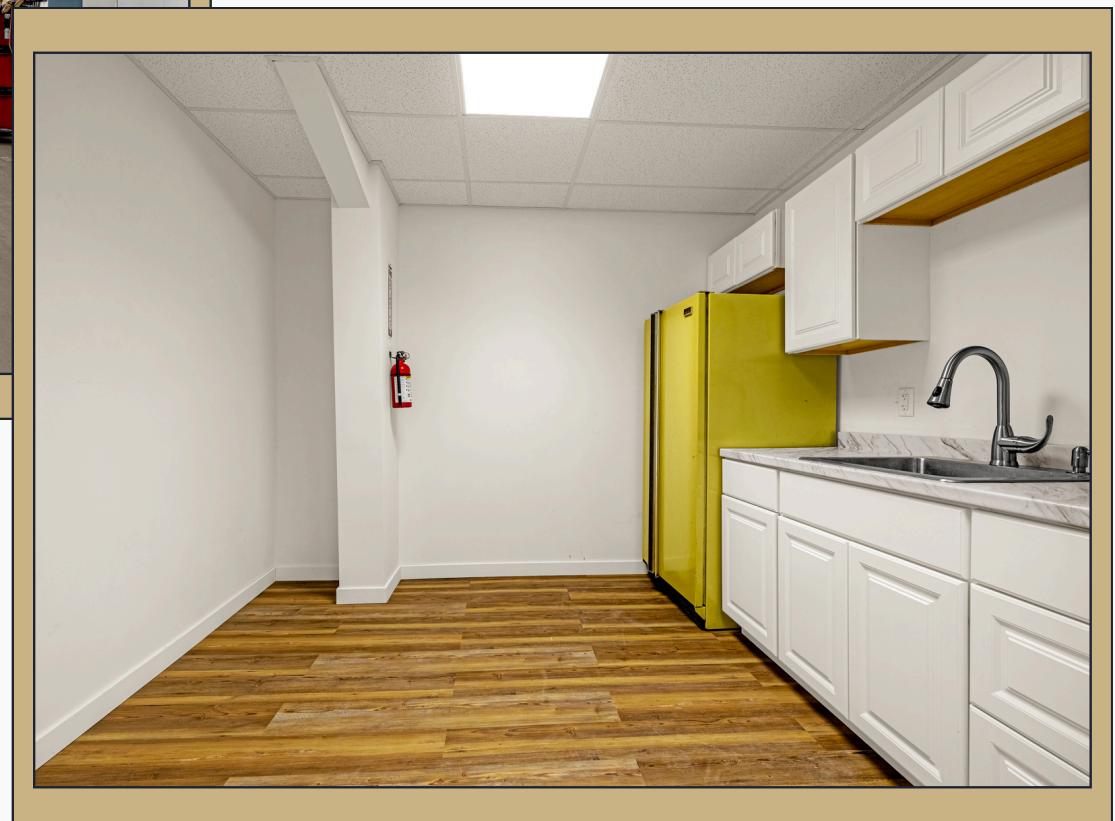


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# PROPERTY HIGHLIGHTS



ALTITUDE PROPERTIES



## Features:

- All Units are Individually Metered
- All Warehouse Leases in Place are NNN
- All Upper Office Leases are Modified Gross

## Back Building Features:

- 800 Amp, 440 volt, 3 phase power
- Overhead Doors
- Floor Drains
- In-Unit Heaters
- Both units have private locker room/bathroom
- 20 foot clear height ceilings
- 25 foot column spacing

## Front Building Features:

- Community Grease Trap
- Warehouse units have overhead doors and in-unit heaters

