

THE MIDWAY BUILDING 624 Atchison Way

UNIT 101

CASTLE ROCK · CO

INDUSTRIAL SPACE FOR LEASE



navpoint
REAL ESTATE GROUP



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Property Overview

Property Address	624 Atchison Way, Unit 101 Castle Rock, CO
Lease Rate	\$15.00/SF NNN
Operating Expenses	\$7.00/SF Estimated
Suite SF	5,000 SF
Clear Height	18'
Drive-in Doors	1 (14'x14' grade level door)
Zoning	I-2 General Industrial
Year Built	2002
Power	3-phase



PROPERTY HIGHLIGHTS

- 5,000 SF of high-quality shell space in Castle Rock accommodating a variety of industrial uses
- Automotive uses permitted!
- Excellent access to major regional transportation corridors and surrounding amenities
- Rare opportunity to secure quality industrial space in the highly sought-after Castle Rock market



Location Overview



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DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,440	63,402	101,910
2025 Estimate	6,893	57,254	91,472
Growth 2025-2030	7.9%	10.7%	11.4%
Average Age	40	38	38
Average Household Income	\$135,800	\$162,700	\$179,500

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