

4397 Platte Avenue

SEDALIA • CO

INDUSTRIAL SPACE FOR LEASE

**OUTDOOR YARD AVAILABLE! (INCLUDING
3-5 TRUCK/TRAILER PARKING SPACES
AND MORE NEGOTIABLE)**

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REAL ESTATE GROUP



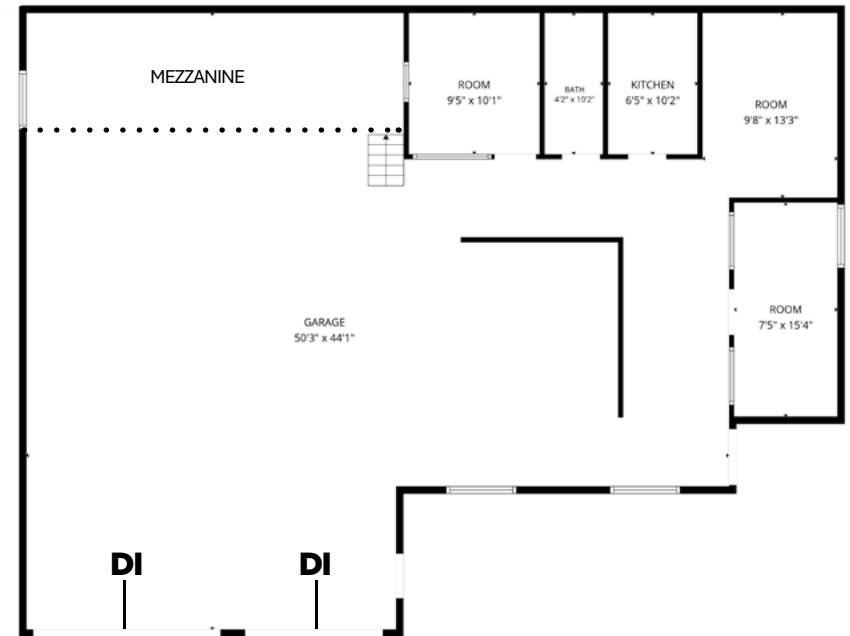
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Property Overview

Property Address	4397 Platte Ave Sedalia, CO, USA
Lease Rate	\$15.00/SF NNN
Operating Expenses	\$6.50/SF Estimated
Unit SF	2,550 SF
Clear Height	13'
Drive-in Doors	2 (12'x14' & 8'x10')
Zoning	CMTY - Sedalia Community
Year Built	1999
Power	3-phase

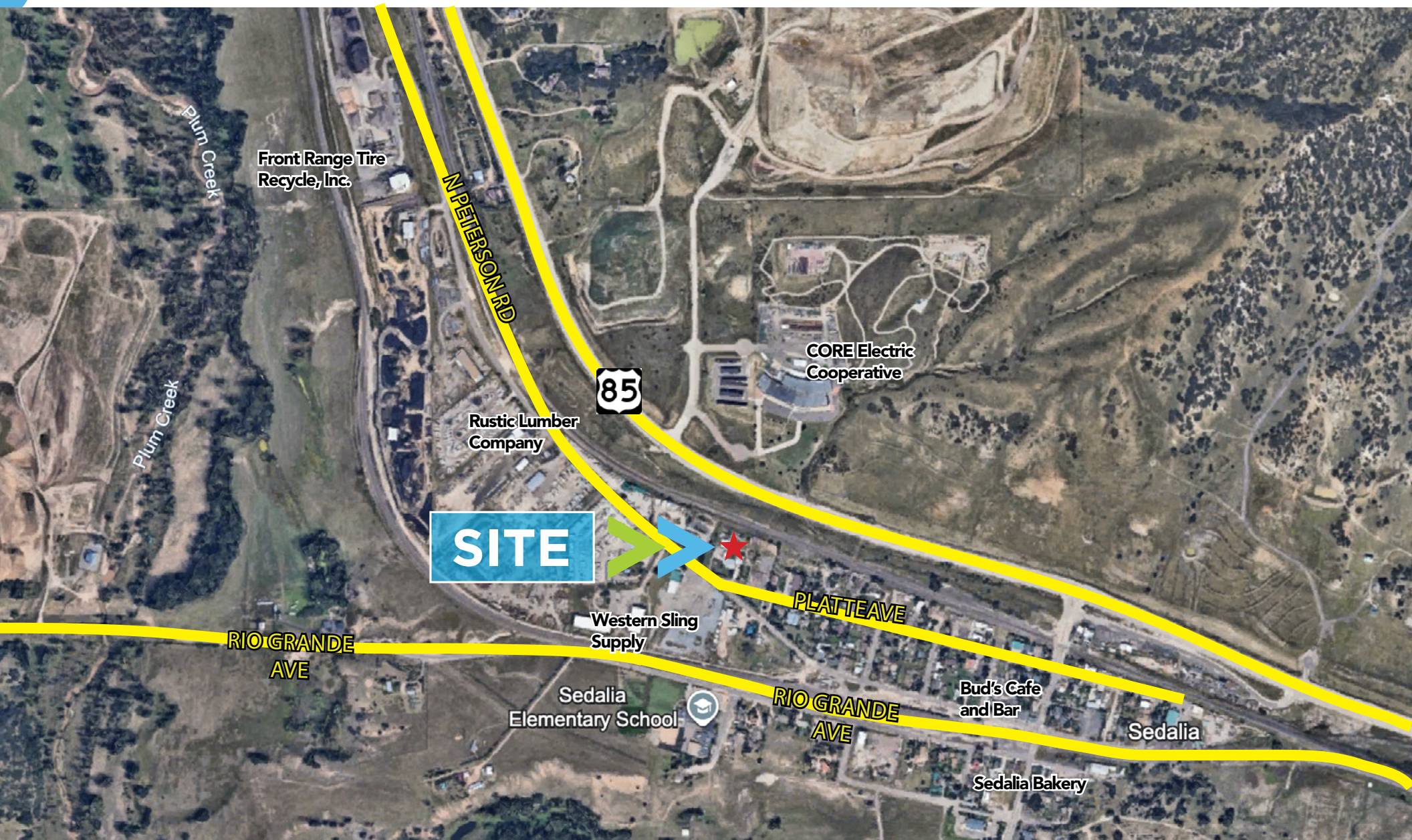


PROPERTY HIGHLIGHTS

- Excellent industrial/flex opportunity in Sedalia, Colorado
- Highly accessible location near Santa Fe Drive / US Highway 85, with convenient connectivity to Castle Rock, Highlands Ranch, and the greater south metro area
- Short drive to Castle Rock's major retail outlets, shopping amenities, restaurants, and business services
- Functional space well-suited for industrial users, contractors, service businesses, and flex operators seeking proximity to Castle Rock and the surrounding growth corridor
- Potential for light outdoor/vehicle storage (inquire for additional details)



Location Overview



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	250	1,646	38,640
2025 Estimate	227	1,437	35,232
Growth 2025-2030	10.1%	14.5%	9.8%
Average Age	40	45	40
Average Household Income	\$291,100	\$230,800	\$225,700

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