

# INDUSTRIAL/FLEX BUILDING FOR LEASE

282 Malibu Street Castle Rock, CO



**WAREHOUSE & OFFICE  
AVAILABLE**



#### Features:

- All Units are Individually Metered
- Warehouse is NNN lease
- All Upper Office Leases are Modified Gross

#### Back Building Features:

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

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP



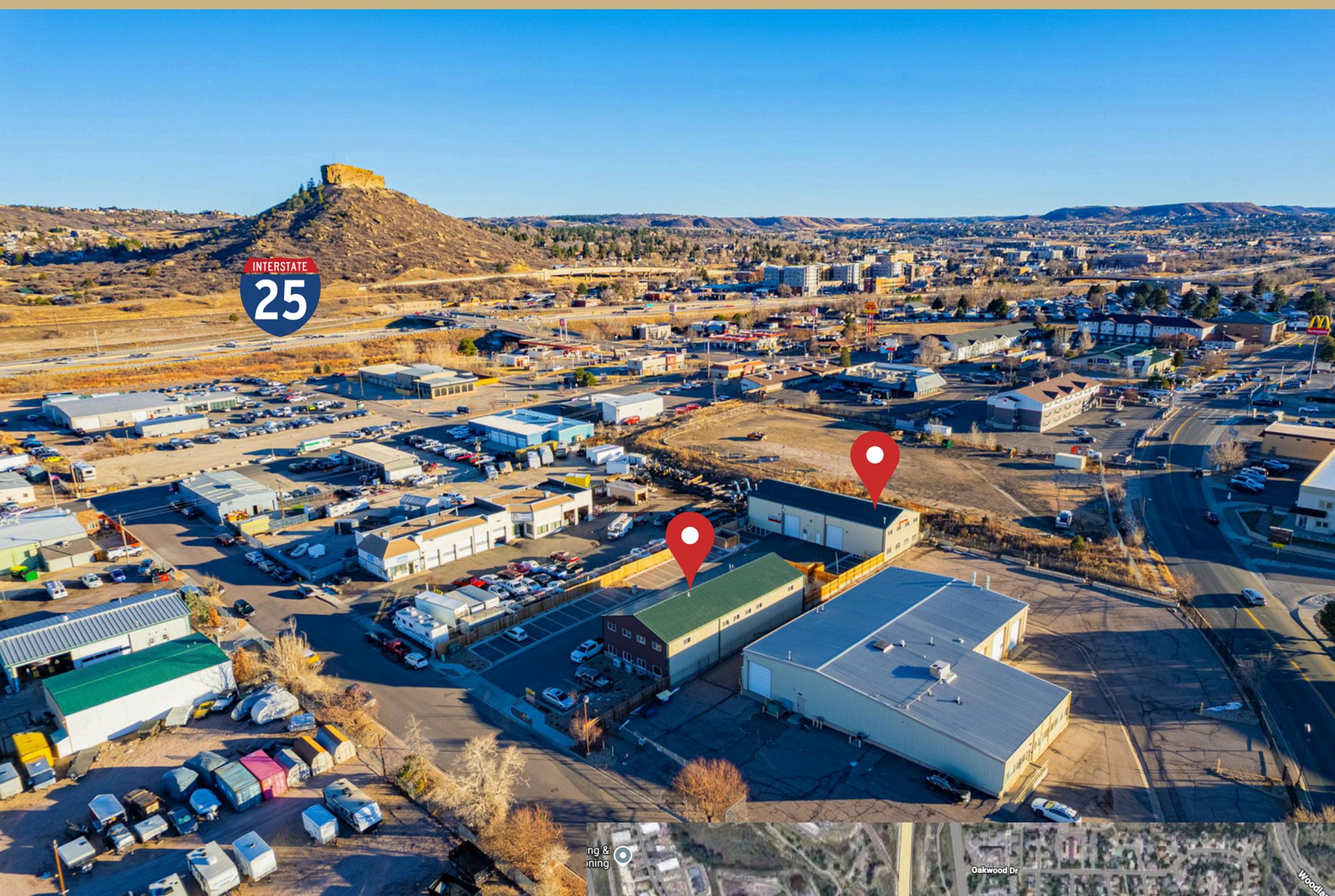
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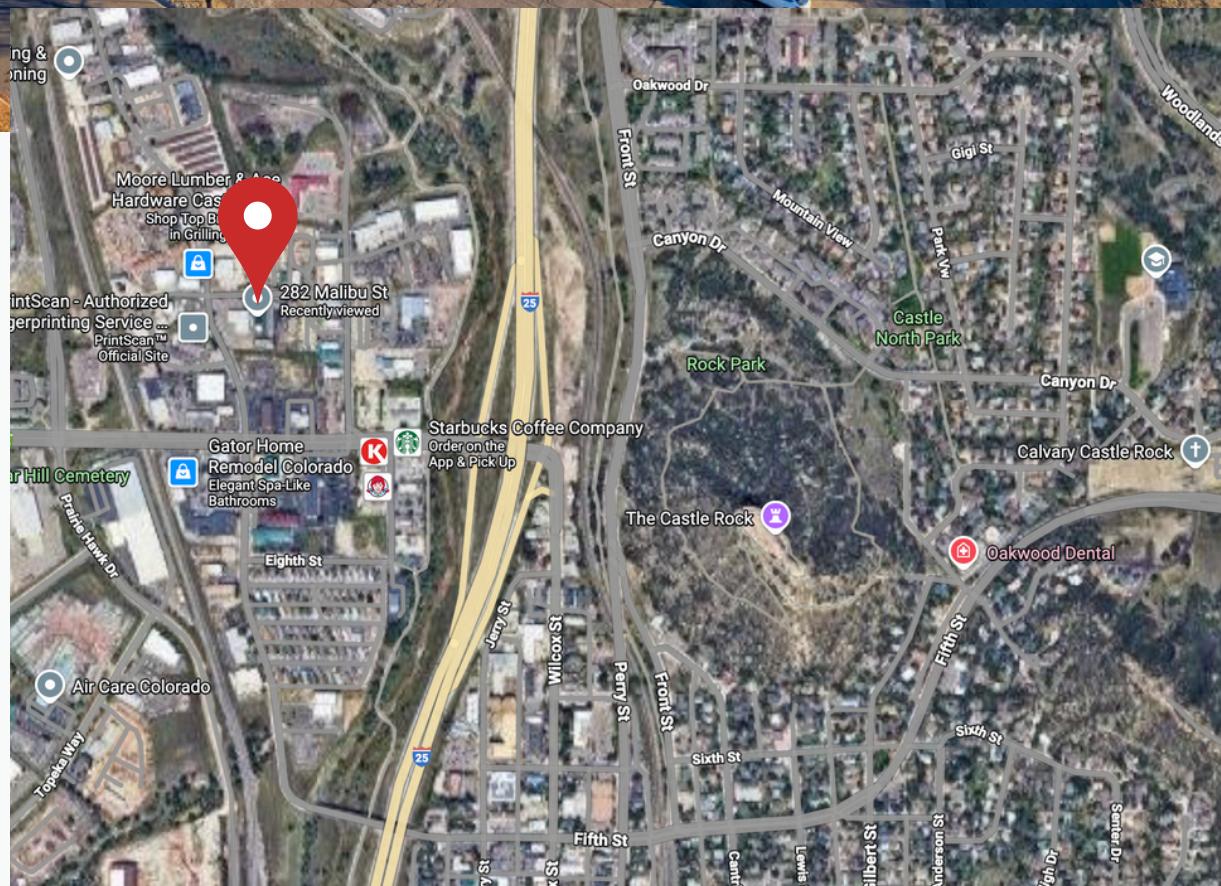
kylet@buycolorado.com

# AREA INFORMATION

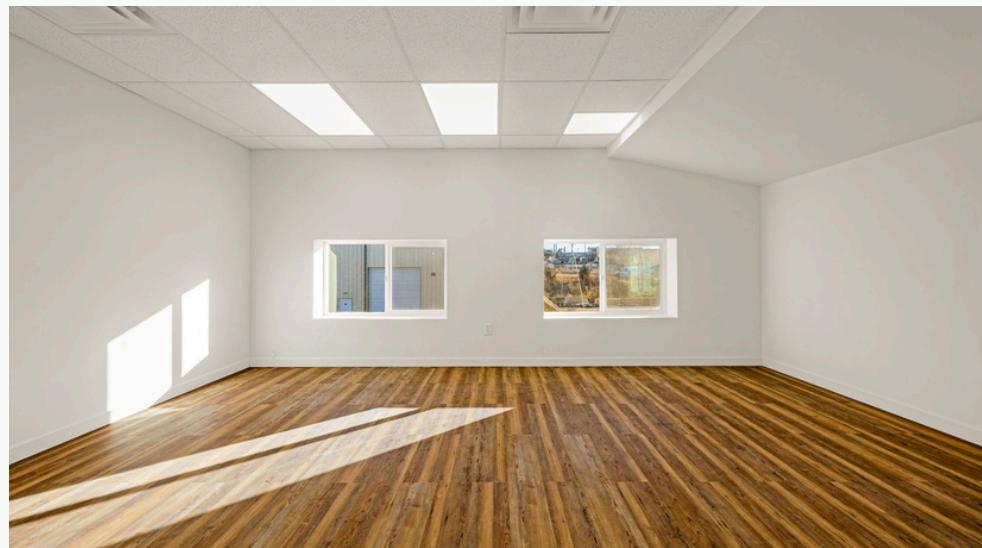


## Location Highlights:

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.