

# 701

Topeka Way Unit A  
Castle Rock, CO 80109

FOR LEASE – OFFICE WAREHOUSE  
49,396 SF W/ FENCED, PAVED YARD

## RATE REDUCED!

SPRINKLED – DRIVE IN & DOCK LOADING– PERMISSIVE I-2 INDUSTRIAL ZONING



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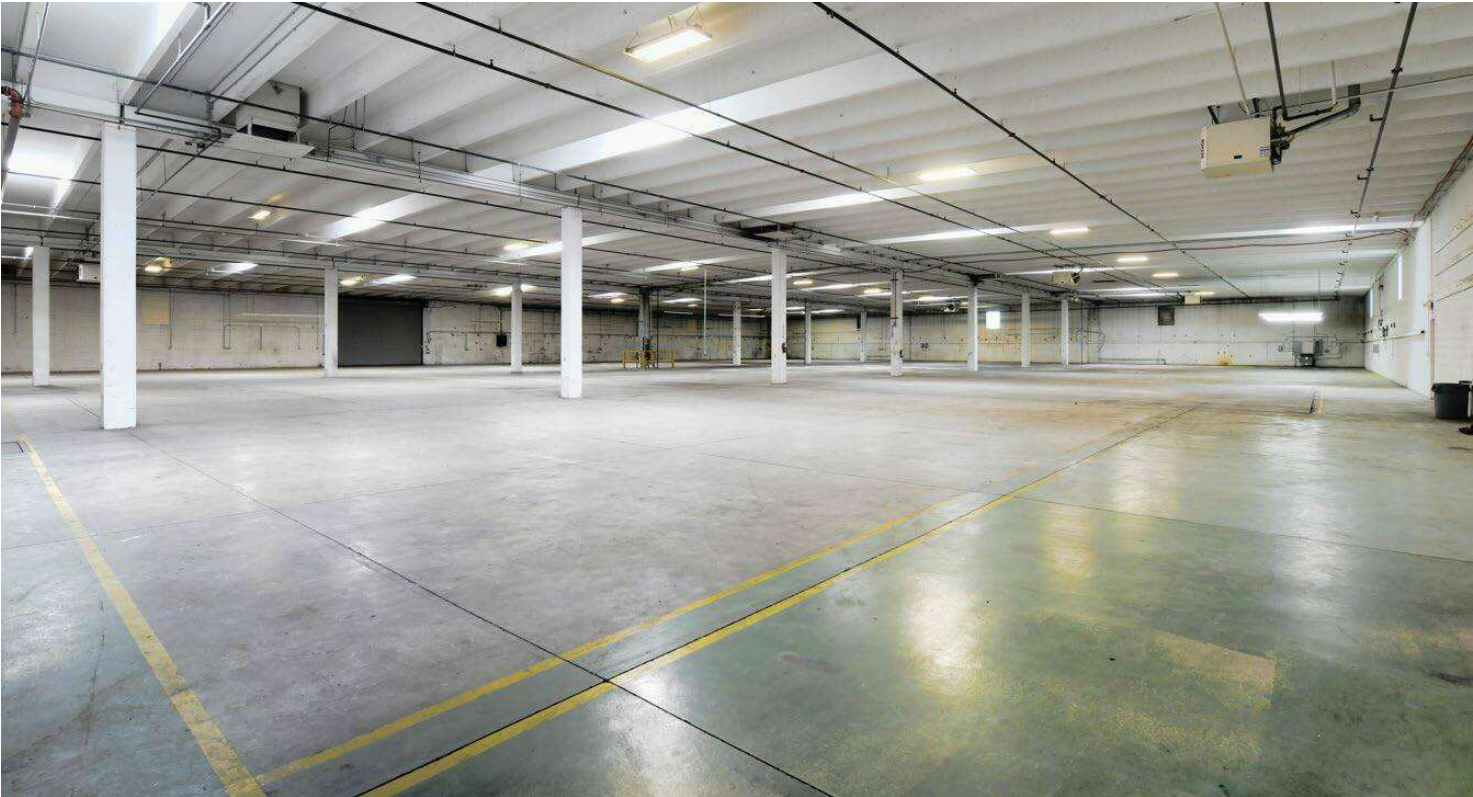
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	49,396 SF
Lease Rate:	<del>\$11.00/SF NNN</del> <b>\$10/SF NNN</b>
Est. NNN:	\$3.71/SF
Office SF:	7,963 SF
Drive in Loading:	1 - 12'x14'
Dock High Loading:	3 Dock High Doors w Levelers
Sprinklers:	Yes
HVAC:	GFA & Evap. Coolers
Power:	800a/277 - 480v 3p (tbv)
Zoning:	I-2

PROPERTY OVERVIEW

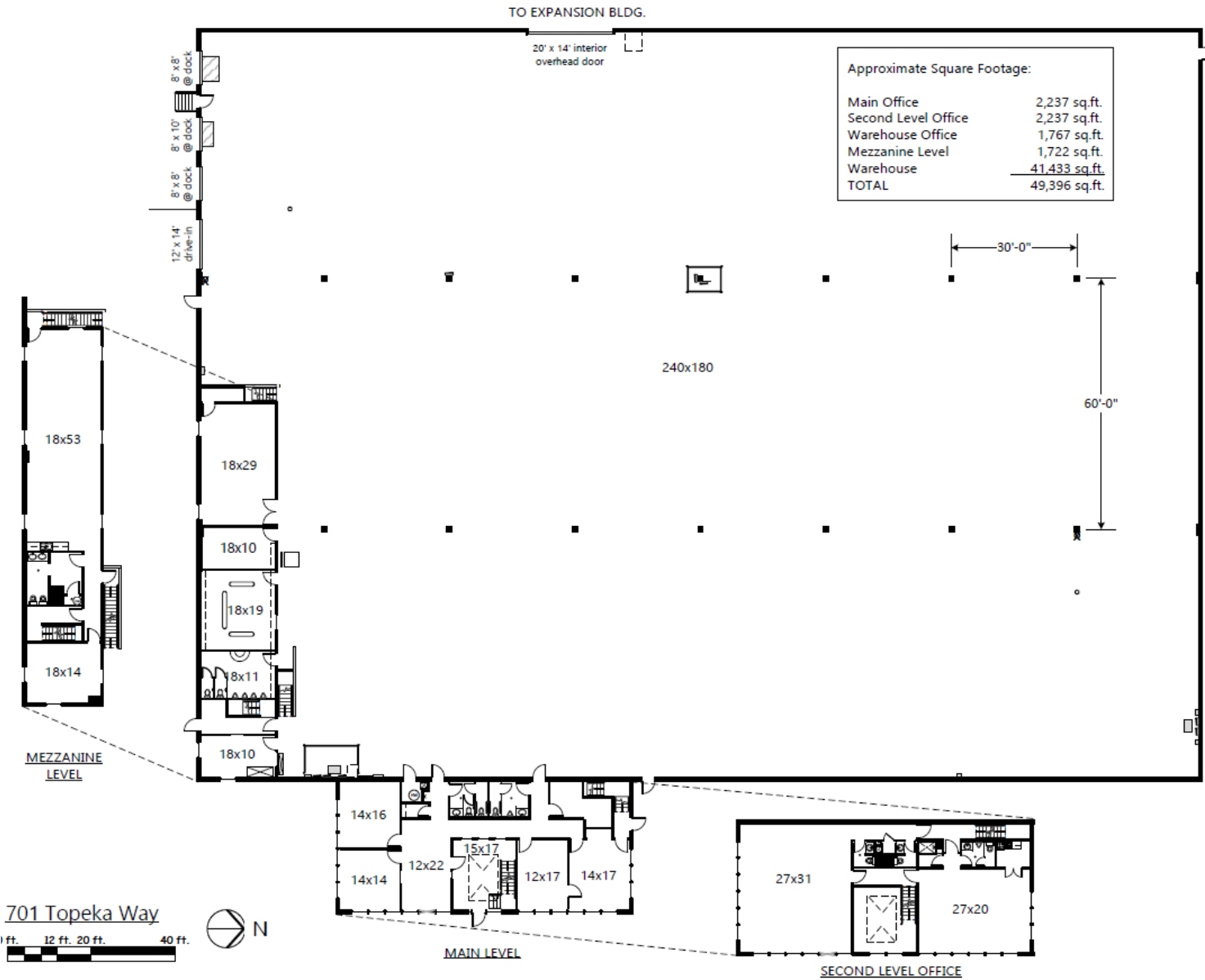
Rare, high cube distribution space right off I-25 & E Wolfensberger Road. Located between Downtown Denver & Colorado Springs, this property represents one of the only large block, high cube, and dock served distribution spaces in the entire submarket. New roof installed in 2022, Permissive I-2 heavy industrial zoning makes this ideal for distribution, general office warehouse uses, service companies, manufacturing & fabrication uses, to name a few. Call Greg or Earl to Schedule a tour.

PROPERTY HIGHLIGHTS

- YARD & STAGING AREA
- 30'x60' Column Spacing
- 18' Clear Height
- New EPDM Roof (2022)
- Permissive Heavy Industrial Zoning (I-2)
- Fully Fire Sprinkled
- Fully Temperature Controlled
- Heavy Power
- Multiple Loading Options
- Low NNN's of only \$3.71/SF
- Possible expansion options

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FLOORPLAN



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## LOADING/YARD

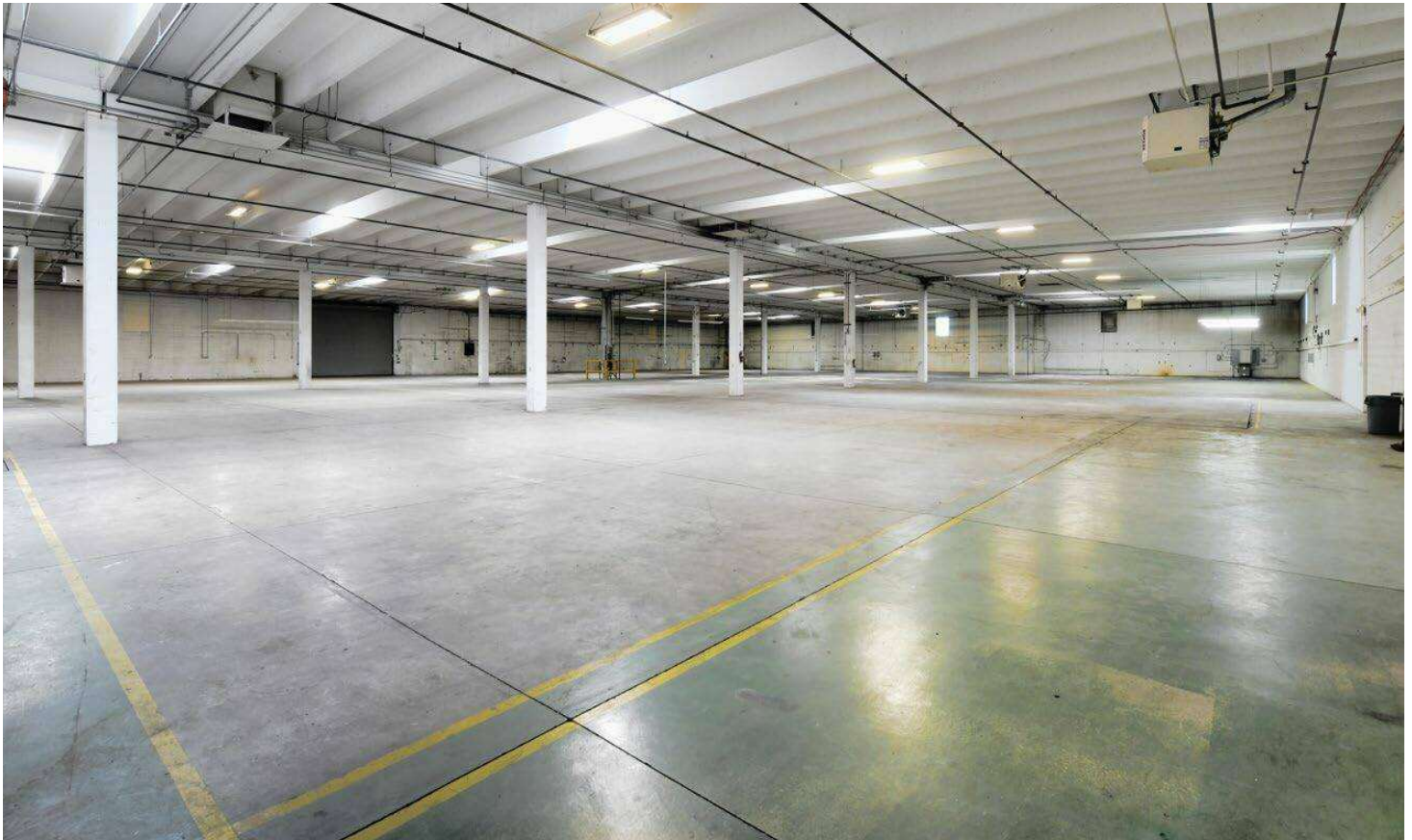


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## WAREHOUSE



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## OFFICE

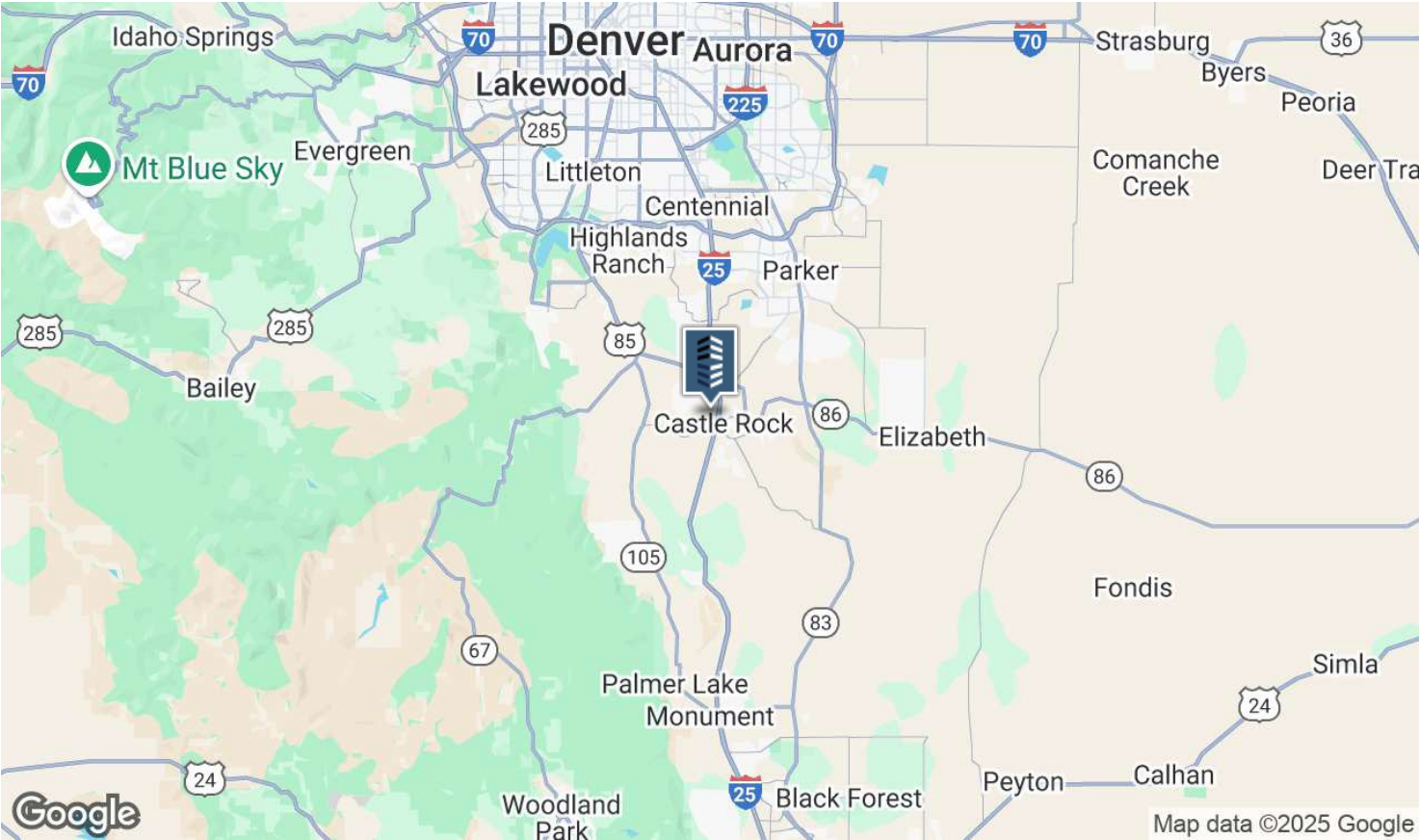


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LOCATION MAP



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