

Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118



Overview

This beautiful property will give your business quick access to I-25 and a great location that is less than 20 minutes from both Castle Rock and Monument. Three warehouses provide over 6,400 SF for your business. A separate home could be used as office space or rented out for additional income. Plenty of parking and room to grow on nearly 4 acres of land.

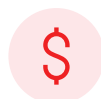
- Building 1 (Front Office/Warehouse) = 3,926 SF
- Building 2 (Detached Warehouse) = 1,760 SF
- Building 3 (Detached Warehouse) = 768 SF
- Residence = 1,788 SF (including basement)

Note: This property has well water but requires that drinking water be brought in. The property is priced lower than its market value in recognition that a buyer will likely want to connect to city water.

Highlights

- Easy Access to/from I-25
- Room for Future Expansion
- Great Location for a Business Wishing to Serve Both Douglas and El Paso Counties

Property Details



Sales Price
\$915,000



Building Size
8,242 SF



Lot Size
3.787 Acres



Zoning
Commercial & Residential

Rev: February 11, 2026



Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118



Rev: February 11, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brett Ogden

C: 719.237.1714

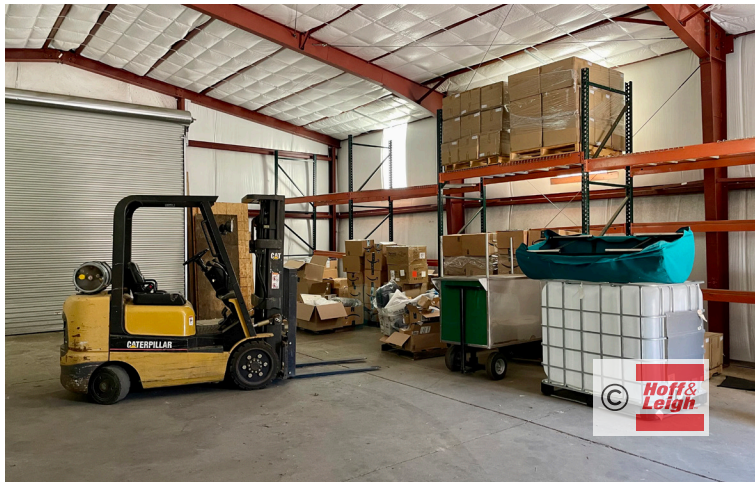
O: 719.630.2277

BOgden@HoffLeigh.com



Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118



Rev: February 11, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brett Ogden

C: 719.237.1714

O: 719.630.2277

BOgden@HoffLeigh.com

Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118

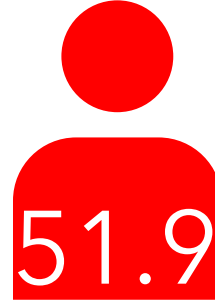
245 Perry Park Ave, Larkspur, Colorado, 80118

DEMOGRAPHICS



2,205

Population



Median Age



Average
Household Size

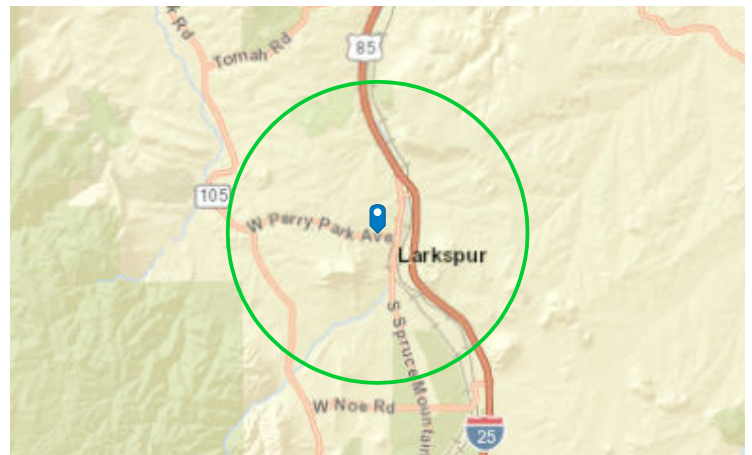


\$142,574

Median Household
Income

TRAFFIC COUNT

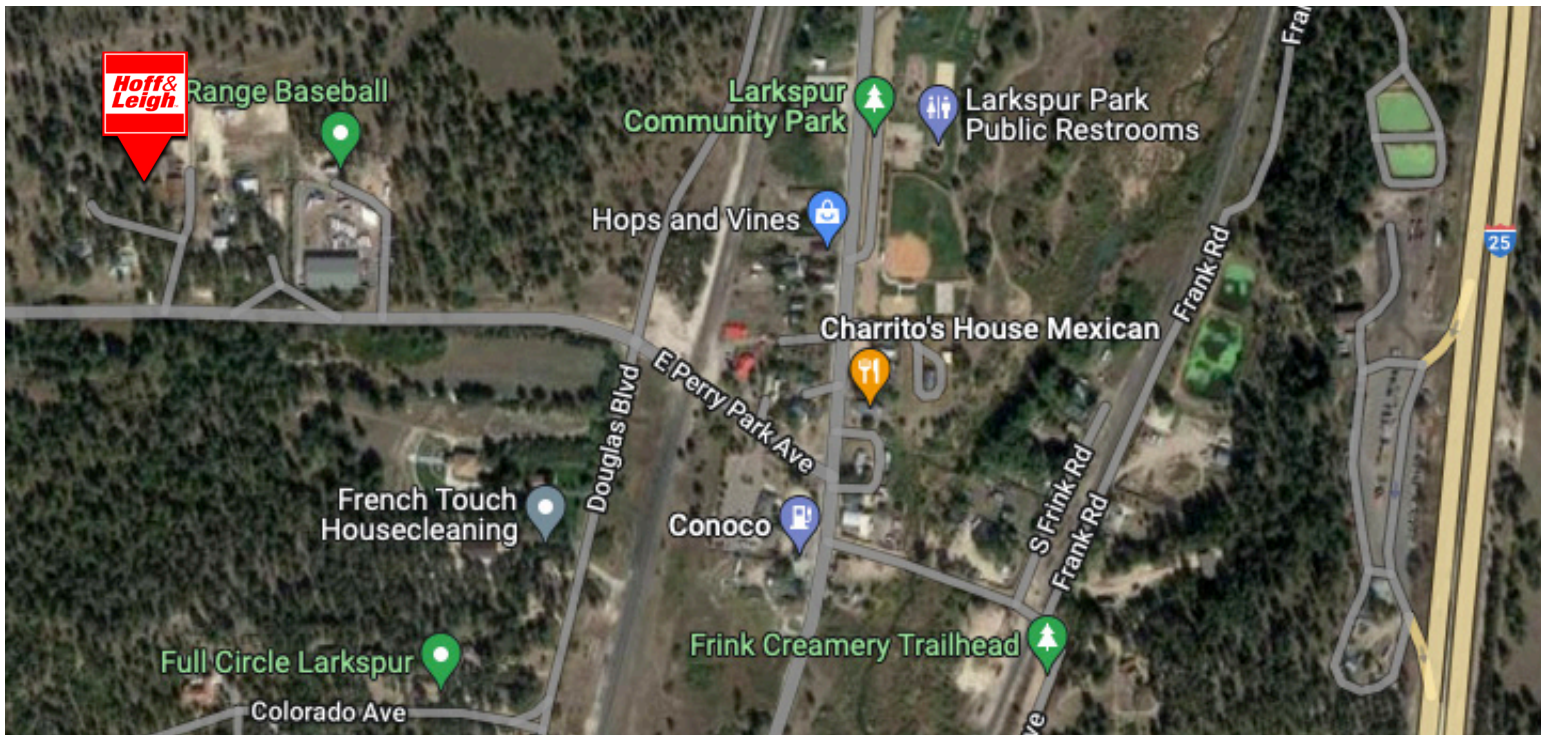
Cross street	Traffic 1	Distance
Douglas Blvd	2,500	0.3
Perry PkAve	4,179	0.4
Spruce Mountain Rd	1,992	0.5
Silverheels Dr	2,500	0.6
Upper Lake Gulch Rd	3,500	0.7



Rev: February 11, 2026

Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118



Rev: February 11, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brett Ogden

C: 719.237.1714

O: 719.630.2277

BOgden@HoffLeigh.com