

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This flex unit for sale OR lease is conveniently located off of the I-25 Frontage Road at 2274 Manatt Court just south of Downtown Castle Rock, Colorado. This is more than just a storage unit. It is truly flexible space for uses such as office, warehouse, light manufacturing, retail, etc. This unit consists of 1,250 sf (25' wide by 50' deep) on ground floor. Space hosts epoxy flooring, private restroom, LED lighting, and 16' overhead door.

PROPERTY HIGHLIGHTS

- Truly flexible space for office, warehouse, light manufacturing, retail, etc.
- Great location for convenient access to Downtown Castle Rock and I-25
- Epoxy flooring
- Private restroom
- Large rollup garage door

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$20/SF NNN (\$2,083/month)
Estimated CAM/NNN:	\$11.15/SF (\$1,162/month)
Unit Ground Floor SF:	1,250 SF

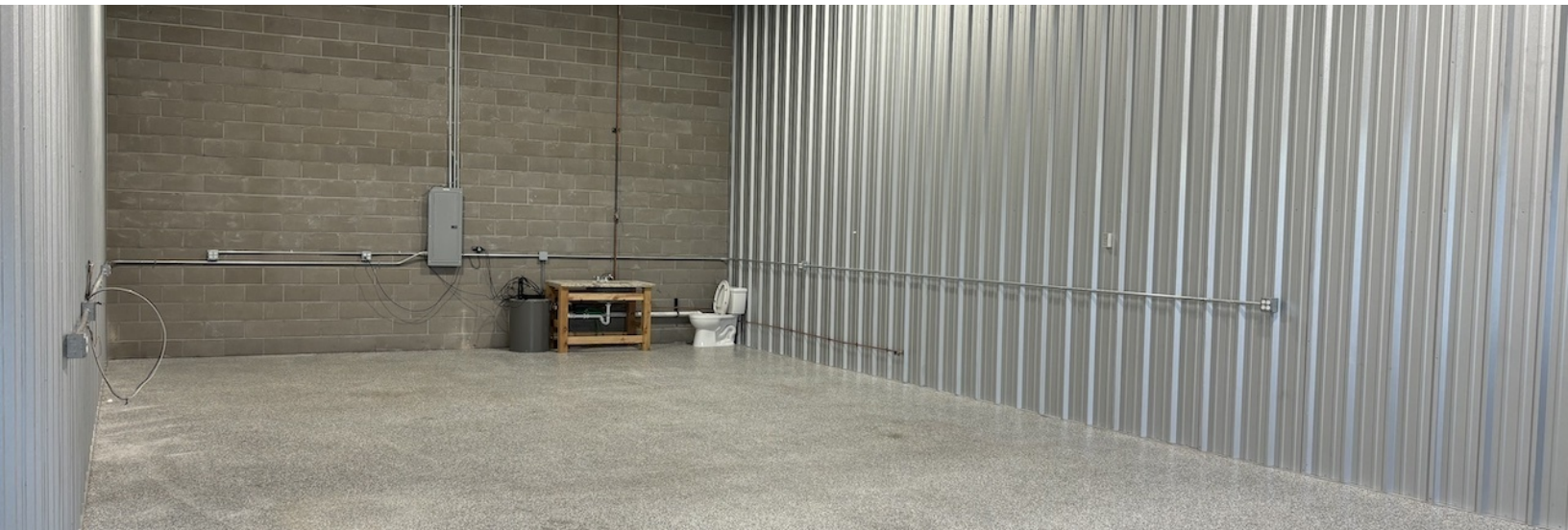
DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	39	188	1,376
Total Population	112	533	3,494
Average HH Income	\$162,903	\$161,777	\$154,209

UNIT A07 - CASTLE ROCK PERSONAL WAREH
2274 MANATT CT. A07 CASTLE ROCK, CO 80104



ADDITIONAL PHOTOS



NICK HIER 303.688.3105 X4 | DAN CONNOLLY 303.688.3105 X5

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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LOCATION MAP



LOCATION OVERVIEW

Conveniently located off of the I-25 Frontage Road at 2274 Manatt Court just south of Downtown Castle Rock, CO.



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SITE PLANS



MEET THE TEAM



NICK HIER

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