



2274 MANATT CT UNITS A01 & A02  
CASTLE ROCK, CO

FOR SALE - \$829,900



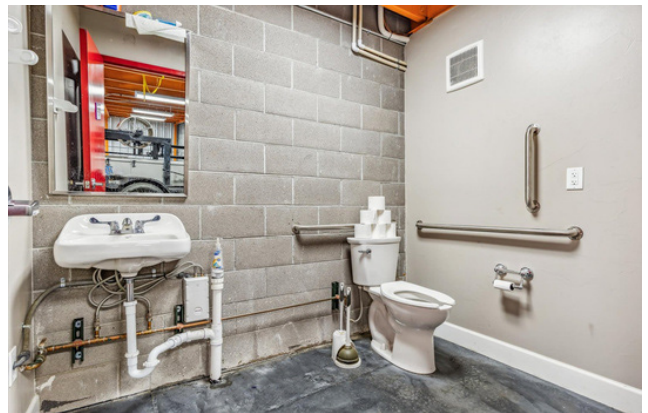
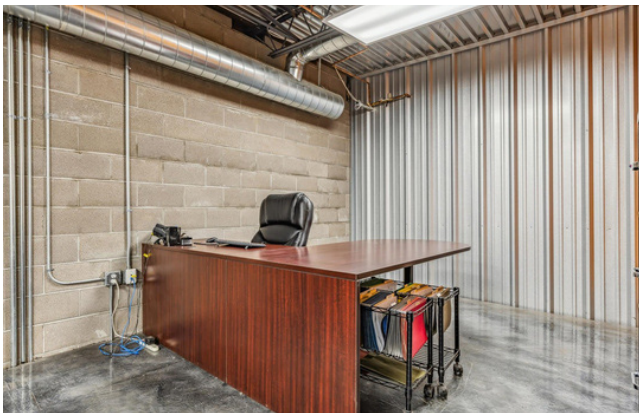
# PROPERTY OVERVIEW

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Opportunity to own a 3,600 sq ft double-unit industrial condo in Castle Rock, Colorado located in the growing Douglas County commercial corridor minutes from the new constructed on/off ramp of I-25 in Castle Rock. This flexible commercial space features a mezzanine office area, large open warehouse/workshop floor, two 10-ft roll-up overhead doors, and a main-level half bath—a feature not commonly found in comparable units. Ideal for small business operations, contractor shop use, light manufacturing, storage, distribution, hobby space, or retail/showroom configuration. The property offers ample on-site parking with potential for additional leased parking if needed, along with high-visibility signage opportunities for business exposure. Convenient access to major transportation routes, expanding residential communities, and South Denver metro business centers supports long-term usability and investment potential. Combined HOA dues for both units: \$840 per month.

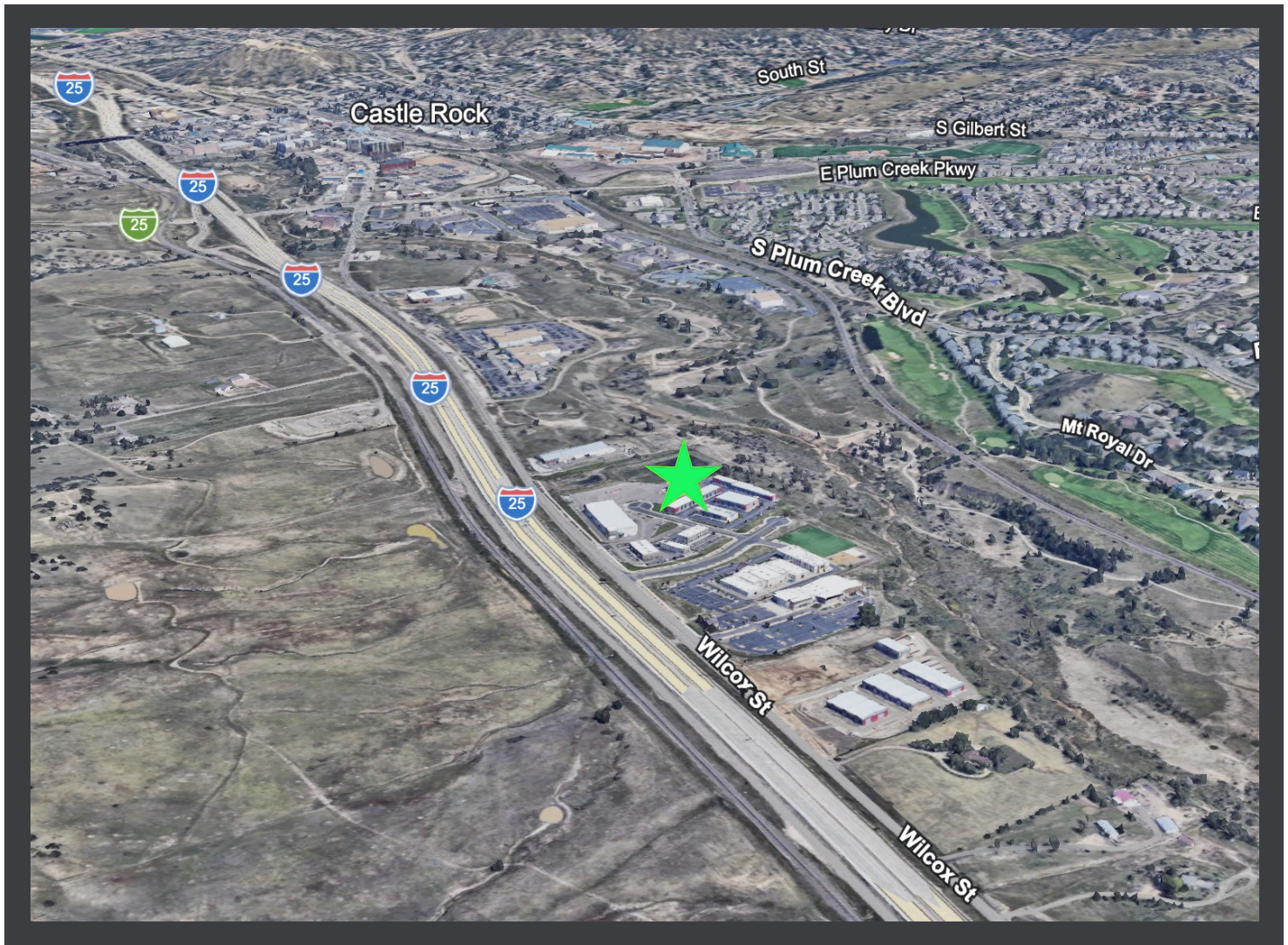
<b>YEARS BUILT:</b>	2017	<b>CLEAR HEIGHT:</b>	22 FEET
<b>ELECTRIC:</b>	110V	<b>GROUND LEASE:</b>	LONG TERM GROUND LEASE
<b>WATER/SEWER:</b>	PUBLIC	<b>PARKING:</b>	INQUIRE WITH BROKER

# PHOTOS





# AERIAL MAP



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