

FOR LEASE

22,500 SF BUILDING

158 CAPRICE COURT

CASTLE ROCK - CO

FREE STANDING INDUSTRIAL BUILDING

JEFF BRANDON, SIOR Principal
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MATT KULBE Principal
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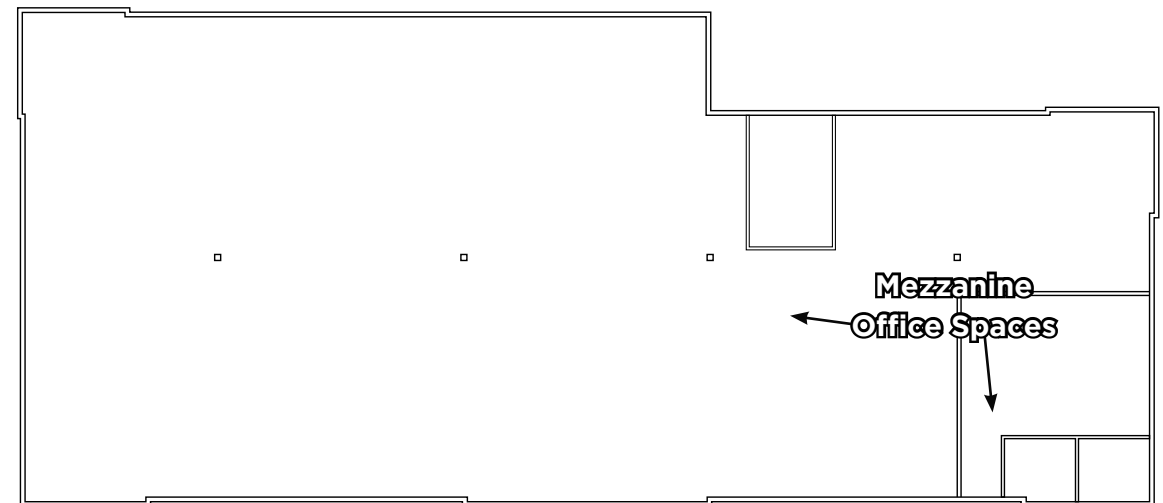
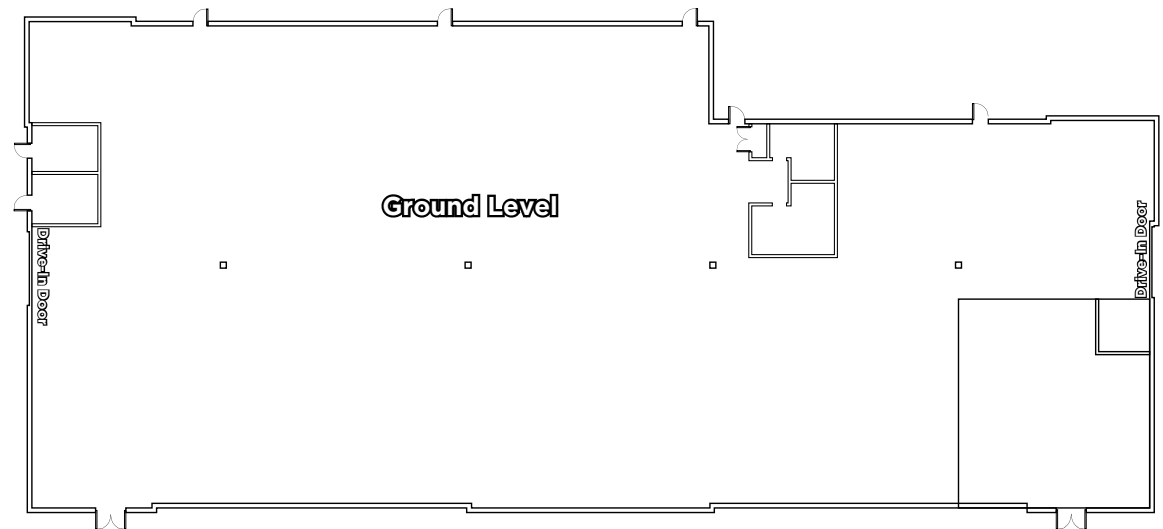
JORDAN BURGESS Associate
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PROPERTY OVERVIEW

PROPERTY ADDRESS	158 Caprice Court, Castle Rock, CO, USA
PROPERTY TYPE	Industrial
ZONING	B-2/WOZ
TOTAL SF	22,500 SF
SITE SIZE	2.55 Acres
CLEAR HEIGHT	24'
LEASE RATE	\$14.00/SF/YR NNN
NNN EXPENSE RATE	\$6.37/SF/YR (2025 Estimated)
YEAR BUILT	2013

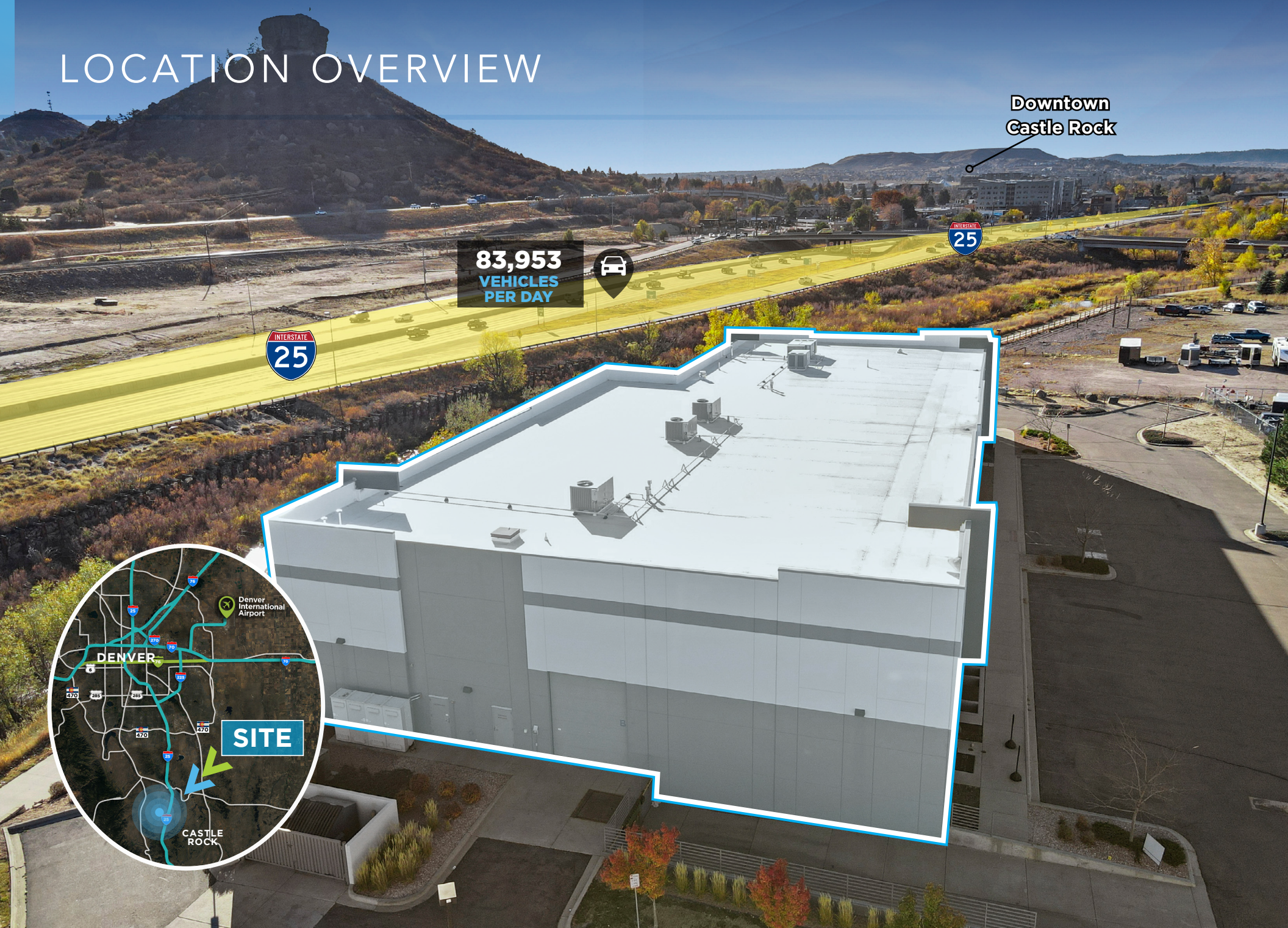
- Available Immediately
- Two 14' Drive In Doors, One with Dock Well Access and Leveler
- Outstanding Visibility Along I-25
- Electronic and Standard Building Signage Available
- Full HVAC Throughout
- Fully Sprinklered
- Mezzanine Office and Retail/Storefront Space Built Out
- Flexible Zoning Allows for a Variety of Industrial and Recreational Uses



PROPERTY PHOTOS



LOCATION OVERVIEW



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