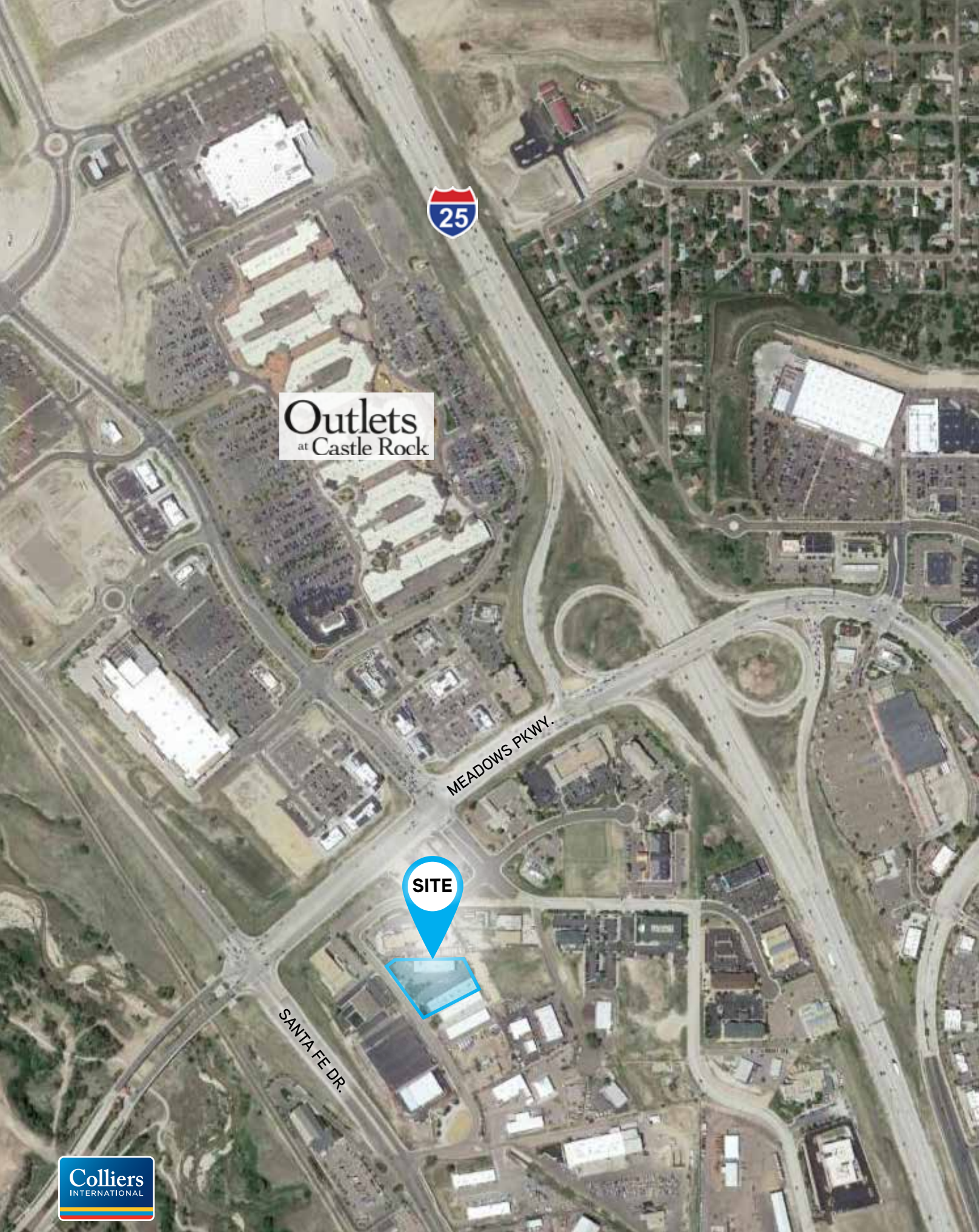


INDUSTRIAL | FLEX | RETAIL | SPACE FOR LEASE



Outlets
at Castle Rock



MEADOWS PKWY.

SITE

SANTA FE DR.



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



3194 Industrial Way



3196 Industrial Way

Castleton Center
3194-3196 Industrial Way
Castle Rock, CO 80109



MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com



HIGHLIGHTS

- › Adjacent to Rock Yard Brewery, Bubbles Liquor Store, IHOP, Arby’s Wells Fargo, Holiday Inn and multiple other nationally branded hotels
- › Located directly south of the Castle Rock Outlets and the Promenade at Castle Rock in the middle of myriad shopping and restaurants
- › Excellent location at I-25 and Meadows Interchange
- › Strong Demographics and Traffic Counts

INFORMATION

- › City: Castle Rock
- › County: Douglas
- › Buildings: 2
- › Building Size: 26,700 SF Total
- › Lease Rate: Negotiable
- › Op. Ex.: \$4.75/SF
- › Building Type: Flex/R&D
- › Year Built: 2004
- › Site Size: 1.638 Acres
- › Zoning: I-1

TRAFFIC COUNTS

- I-25 at Meadows Pkwy:
 - › 117,00 +/- VPD
- Meadows Pkwy. at Castleton Dr.:
 - › 49,712 +/- VPD
- Meadows Pkwy. at Santa Fe Dr.:
 - › 117,00 +/- VPD

3196 N. INDUSTRIAL WAY

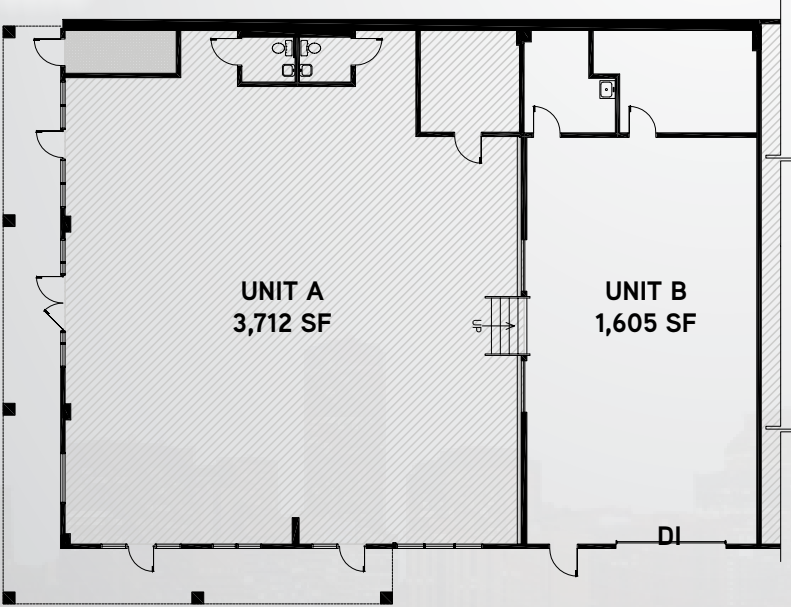
Size	11,743 SF
Ceiling Height	14’-18’
Drive-Ins	12’ x 12’
Power	200 Amp, 3-Phase

3194 N. INDUSTRIAL WAY

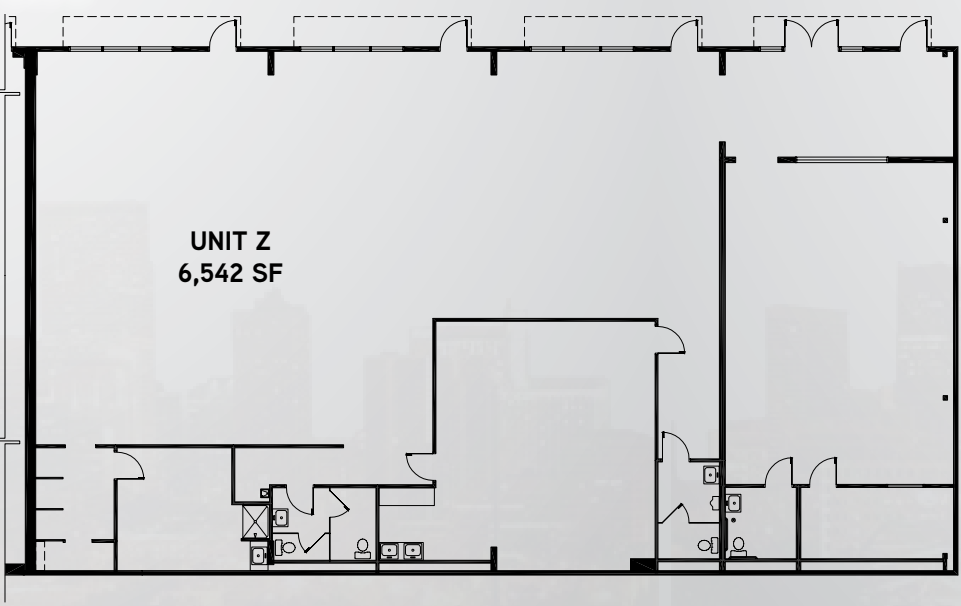
Size	14,957 SF
Ceiling Height	18’
Drive-Ins	12’ x 12’
Power	200 Amp, 3-Phase



3196



3194



3196



3194

