



INDUSTRIAL | FLEX | RETAIL SPACE
FOR LEASE

Castleton Center

3196 INDUSTRIAL WAY | UNITS G-F | CASTLE ROCK, CO 80109



Building Information

- › Unit Size: 1,607–6,426 SF
- › Drive-Ins: Three (3) – 12' x 12'
- › Ceiling Height: 14'–18'
- › Zoning: I-1
- › Power: 200 Amp, 3-Phase
- › Building Type: Flex/R&D
- › City: Castle Rock
- › County: Douglas
- › Year Built: 2004
- › Site Size: 1.638 Acres
- › Lease Rate: Negotiable
- › Op. Ex. \$5.85/SF

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

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Accelerating success.

Castleton Center
3196 Industrial Way
Castle Rock, CO 80109

Traffic Counts

I-25 at Meadows Pkwy:

> 117,000 +/- VPD

Meadows Pkwy. at Castleton Dr.:

> 49,712 +/- VPD

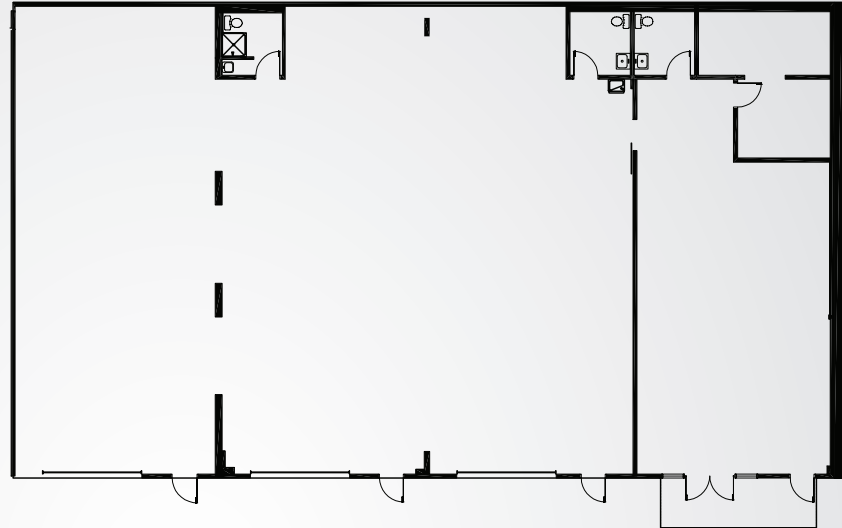
Meadows Pkwy. at Santa Fe Dr.:

> 117,000 +/- VPD

Contact Us

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NORTH >

POPULATION	2018 ESTIMATE	2023 PROJECTION
1 Mile	3,400	3,779
3 Miles	39,461	43,820
5 Miles	68,043	75,347
HOUSEHOLDS	2018 ESTIMATE	2023 PROJECTION
1 Mile	1,314	1,462
3 Miles	13,911	15,482
5 Miles	24,062	26,700
INCOME	2018 AVERAGE	2018 MEDIAN
1 Mile	\$110,951	\$85,691
3 Miles	\$133,343	\$108,712
5 Miles	\$133,124	\$105,162