

2278 MANATT COURT C-11

Castle Rock, CO 80104

navpoint
REAL ESTATE GROUP
720.420.7530



Price
\$850,000



Condo Size
2,313 SF



Drive-In Doors
2-14' x 14'



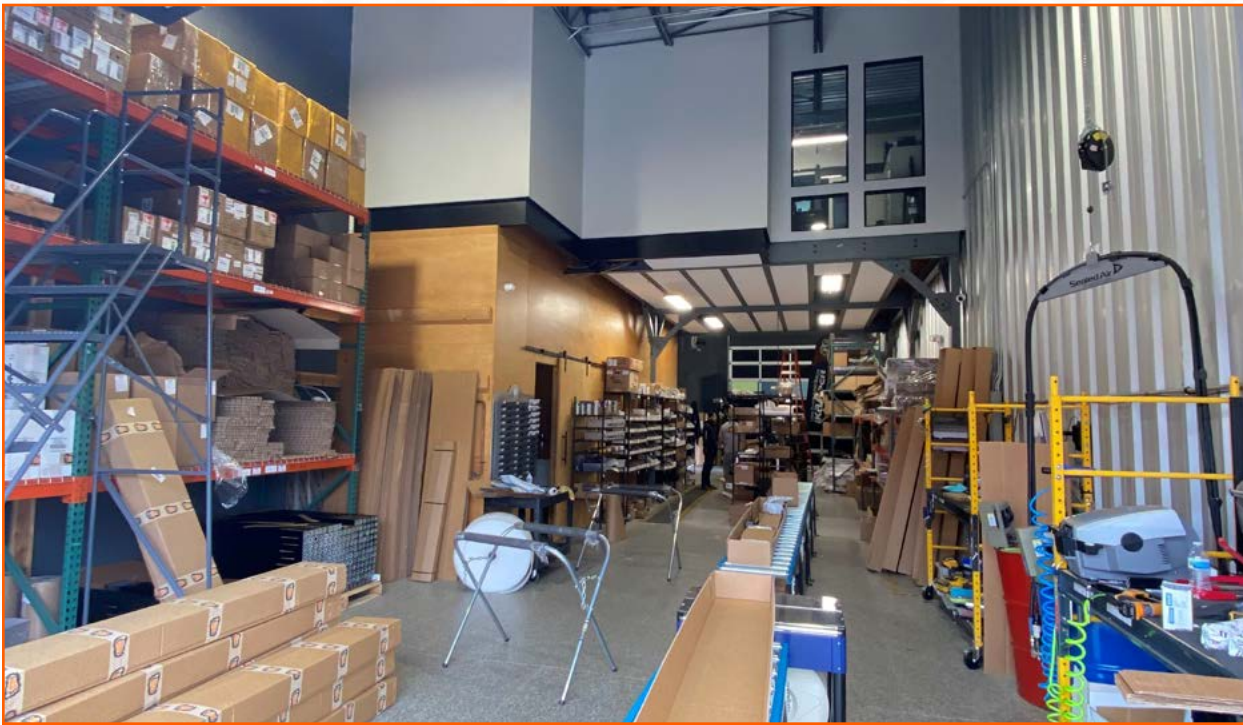
Building &
Monument
Signage



Year Built
2016

INDUSTRIAL CONDO FOR SALE

Jeff Brandon | 303.870.4091 | jeff.brandon@navpointre.com | Charlie Davis | 303.819.8075 | charlie.davis@navpointre.com



- 2 Offices (11'3" x 9'5" and 11'3" x 9')
- Kitchenette
- Bullpen
- Balcony
- 1.5 Bathrooms
- Epoxied Floors in Warehouse
- Wired for surveillance with cameras installed
- Big Ass Fan air circulation in warehouse



Property Address

2278 Manatt Ct, Unit C-11
Castle Rock, CO 80104

Property Type

Industrial

Condo Size

2,313 SF

Main Level Size

1,713 SF

Mezzanine Size

600 SF

Year Built

2016

Clear Height

21'

Drive-In Doors

2-14'x14'

Power

200 Amps/208/Single Phase

Parking

138 Spaces (2.92/1,000 SF)

Account Number

R0496131

Zoning

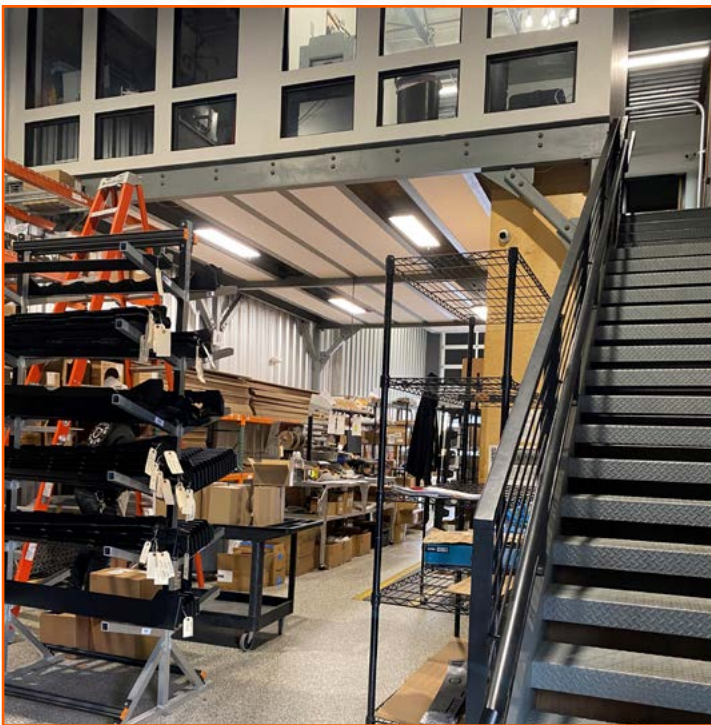
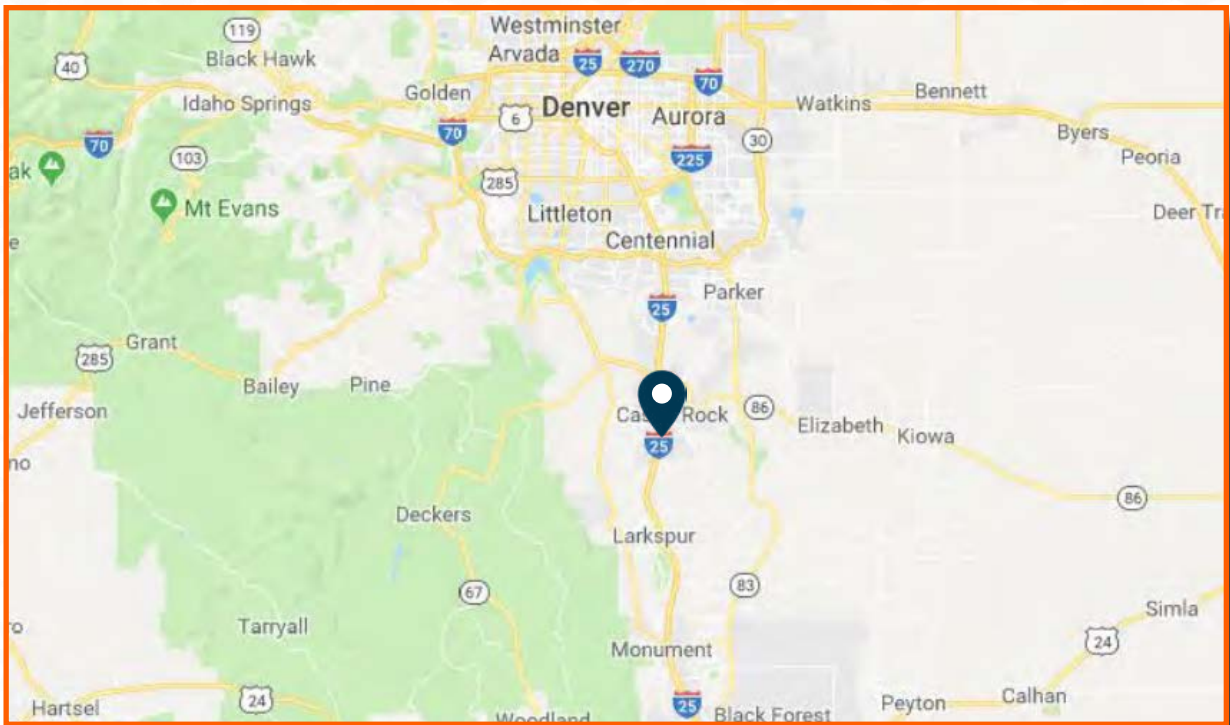
Planned Development (PD)

Interchange

Future Crystal Valley Interchange

SALE PRICE

\$850,000



POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Population	2,541	29,194	74,918
2028 Population Projection	2,706	31,520	81,082
Growth 2010-2020	2.4%	3.9%	4.2%
Growth 2023-2028	1.3%	1.6%	1.6%
Median Age	49.8	41	38.9
HOUSEHOLD INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Median Household Income	\$120,754	\$105,655	\$117,675
2023 Average Household Income	\$141,078	\$125,548	\$136,517
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Households	1,074	11,307	26,838
2023 Average Household Size	2.3	2.6	2.8

