

FOR LEASE

## OFFICE / WAREHOUSE / RETAIL SPACE



*3196 Industrial Way*

For more information, please contact:

**Matt Call**

Brokerage Services

303.339.2550

matt.call@iedge.com

City  
County

Castle Rock  
Douglas

### LEASE

Space Available: 6,240 SF  
Minimum Divisible: 1,560 SF  
Maximum Contiguous: 6,240 SF

Zoning: I-1 (Light Industrial)  
Clear Height: 14' - 18'  
Year Built: 2004

Lease Rate: **\$12.00/SF/YR**  
Lease Type: **NNN**  
NNN Rate: **Estimated at \$3.78/SF/YR**

### Property Information

- ▶ Steel frame clear span structure
- ▶ Full sprinkler system
- ▶ Attractive landscaping
- ▶ Fully insulated: Walls R19, Roof R30
- ▶ Glass fronts on 3 bays with glass doors
- ▶ Opaque front on end bay with access door
- ▶ Electrical service for each individual tenant
- ▶ Just 3 minutes from major I-25/Founders Interchange
- ▶ 30 minutes from both Downtown Denver and Downtown Colorado Springs

Edge Commercial Properties

810 New Memphis Court | Castle Rock, CO 80108 | office 303.688.3332 | fax 303.468.0585  
edgecommercialproperties.com

# 3196 Industrial Way

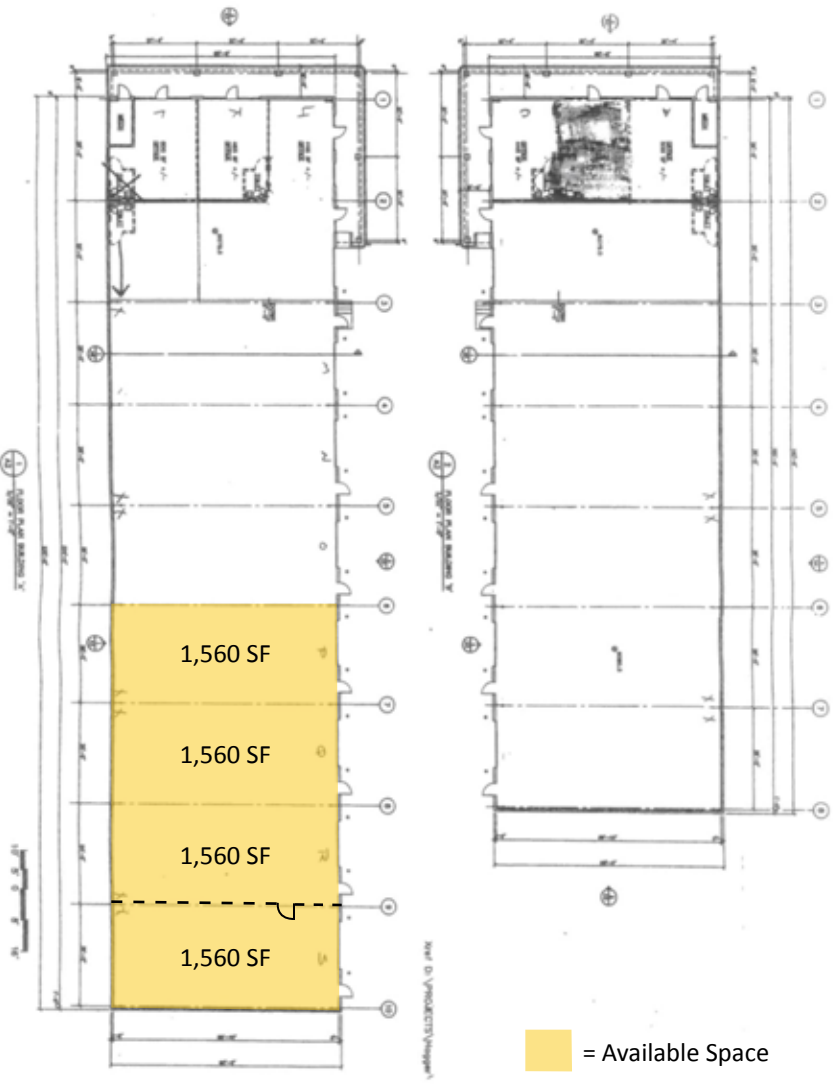
Castle Rock, CO

## Warehouse and Office Unit Specifications

- ▶ Each bay is measured at 26' x 60' (1,560 SF)
- ▶ Metal Hydride lighting
- ▶ 200 Amp, 3 Phase power with individual meter in each bay
- ▶ Warehouse bay at the East end has 10' x 10' manually operated overhead door
- ▶ Remaining bays have 12' x 12' manually operated doors
- ▶ All bays accompanied with a personal door

## Office and Retail Unit Specifications

- ▶ Each unit approximately 26' x 20' (500 SF)
- ▶ Each unit has its own private, single entrance door, deep glass windows for natural lighting, stone facing on the exterior wall, and a sidewalk along the front and side of the office area
- ▶ Each unit heated and air-conditioned
- ▶ Roughed-in wash rooms in each unit



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