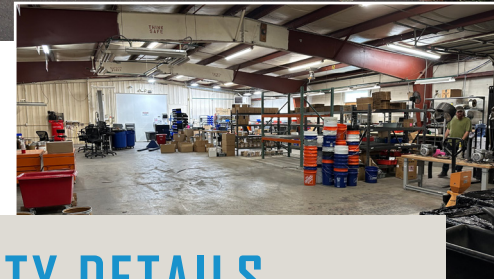


CASTLE ROCK FLEX / INDUSTRIAL FOR LEASE

607 & 647 S. GILBERT STREET, CASTLE ROCK, CO 80104



PROPERTY FEATURES

- ±15,950 SF available immediately
- Divisible to 5,000 SF; 10,000 SF and 10,950 SF
- Rare flex / industrial space ideally located within minutes of rapidly growing Downtown Castle Rock just South of the Denver Tech Center
- Excellent access to I-25 at the Plum Creek Interchange
- Close proximity to ample amenities including retailers, restaurants, hotels, parks, and recreation options
- Potential uses include:
 - *CBD Production*
 - *Brewing Facility*
 - *Pharma Compounding*
 - *Manufacturing / Distribution*
 - *Various other uses*

PROPERTY DETAILS

AVAILABLE	Bldg. 607: ±15,950 SF (divisible)
LEASE RATE	\$13.00 - \$15.00 / SF NNN
CAM	\$4.30 / SF
LOADING	Two (2) 12'x10' roll-up doors
BUILDING SIZE / Y.O.C	±25,150 SF / 1976
CITY / COUNTY	Castle Rock / Douglas
ZONING	PD (Planned Development) / I-1 (Light Industrial) Follow Link to I-1 Permitted Uses
WATER / SAN	Included in CAM
GAS / ELECTRIC	Paid by Tenant
PHONE / INTERNET	Comcast (Paid by Tenant)

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

DAVID MARULLI
david@trevey.com
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O: 303-841-1400

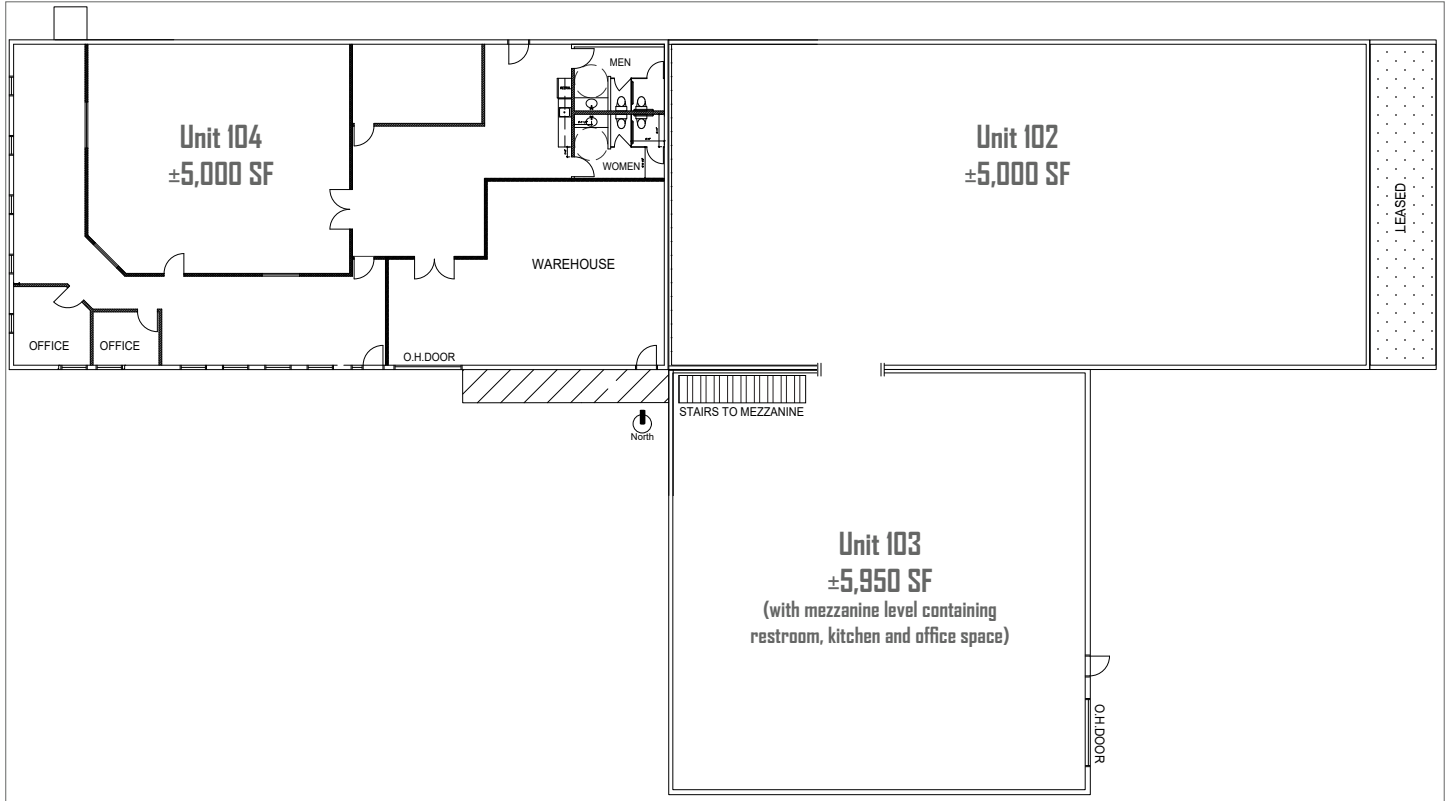
NICK NICKERSON
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O: 303-841-1400

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BUILDING 607

FLOOR PLAN



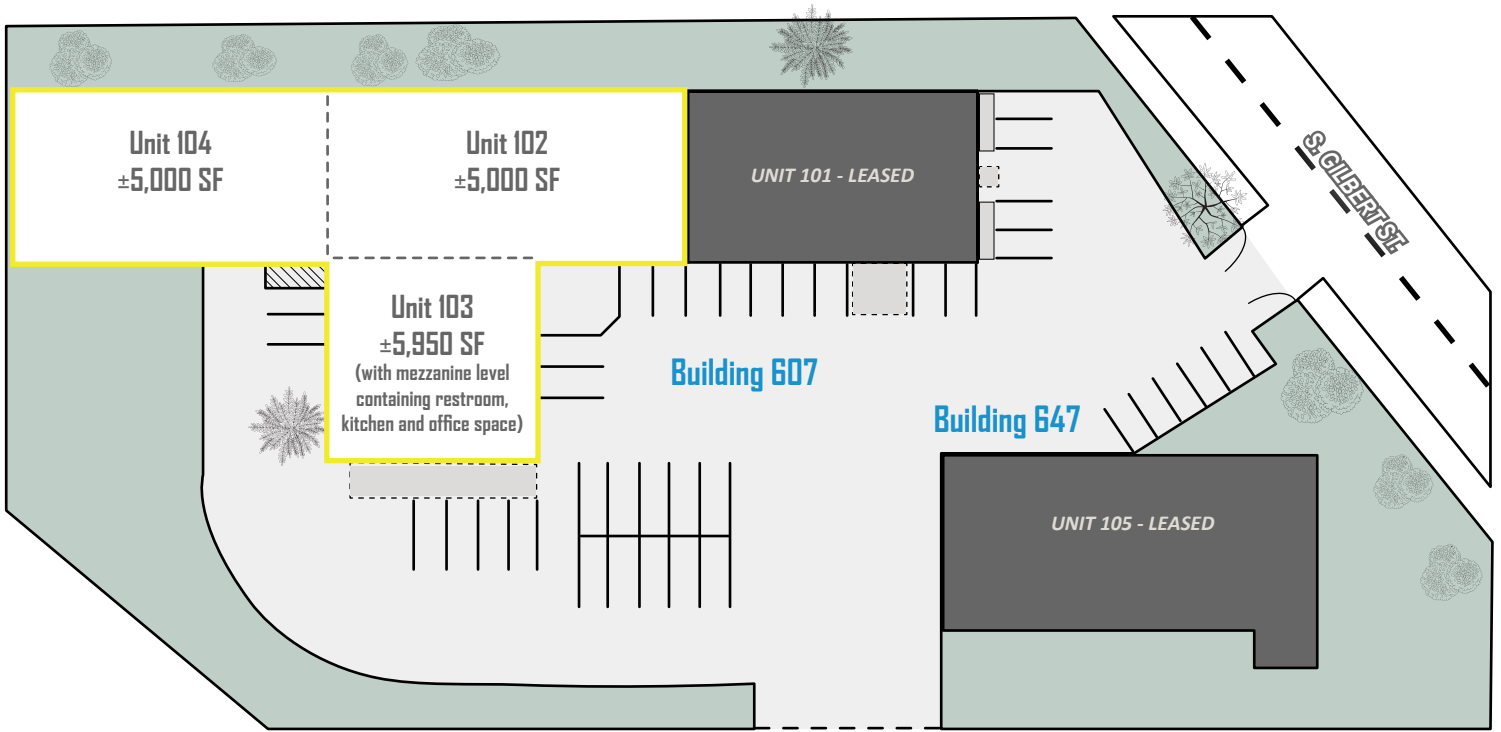
INTERIOR PHOTOS



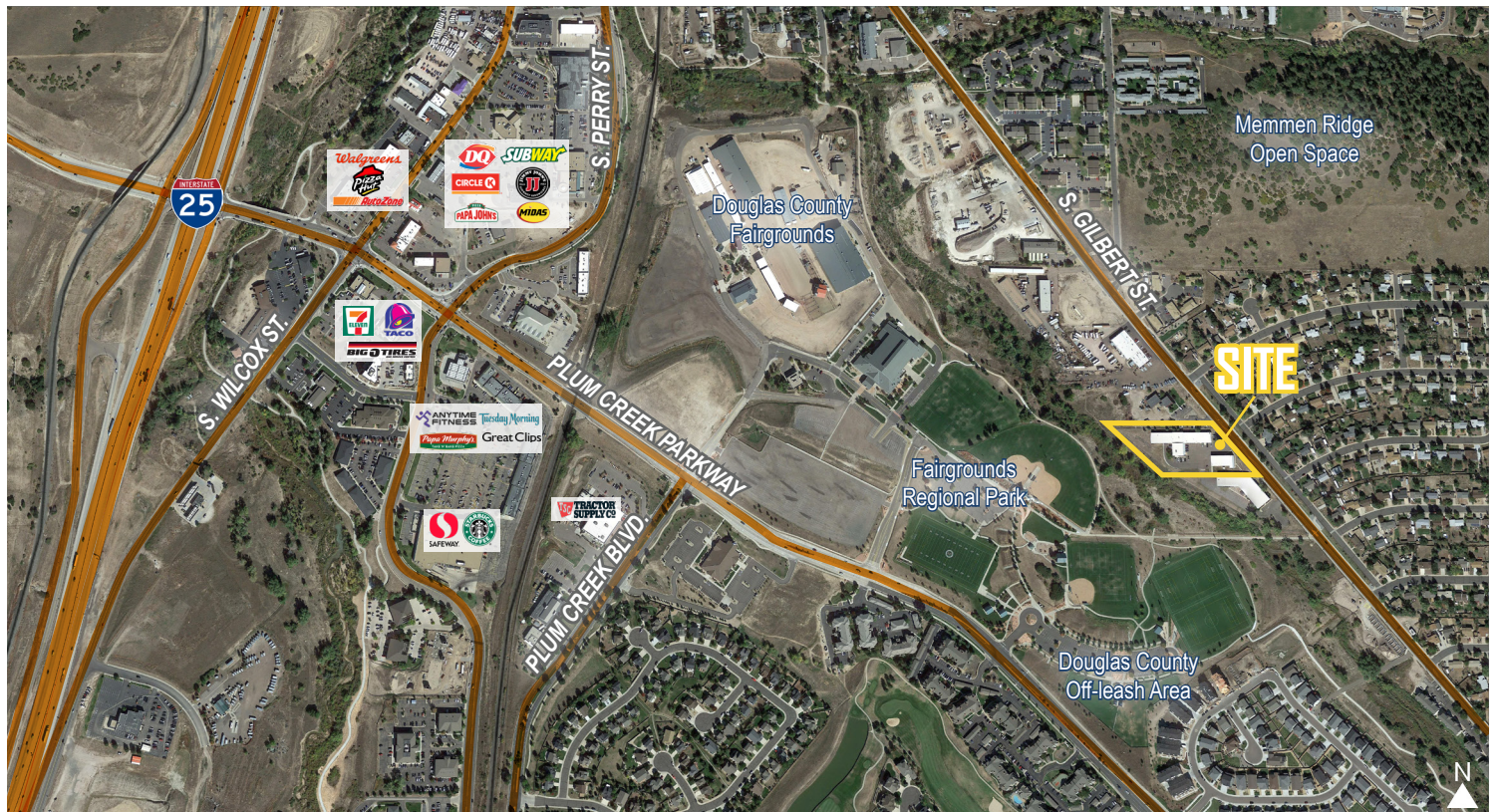
Interior Lab / Loading Photos

Mezzanine / Kitchen Photos

SITE PLAN



SITE AERIAL




LOCATION OVERVIEW

While just outside the Denver metro area, Castle Rock has its own historic downtown and economic vibrancy. Its affluent population creates a stable demand for convenient goods and services – and a ready source of skilled workers. The town has a broad spectrum of office parks, retail centers and commercial properties, while still offering development opportunities in order to meet future needs as Castle Rock's business community grows.

- Douglas County **grew 191 percent** between 1990 and 2000 making it the fastest growing county in the U.S. in the decade.
- It grew **another 63 percent** from 2000 to 2007, ranking 11th nationally.
- Douglas County is rated as the **ninth highest-income counties** by median household income.
- Castle Rock's population changed by **19.5 percent** from 2010 to 2016 and another 5.1 percent from 2016 to 2017.
- Castle Rock is one of the **7th fastest growing city's** in America, according to recent U.S. Census Data (May 2017).
- With an expected **annual growth rate of about 6 percent per year**, it is estimated that the Town population will reach 100,000 by 2060.

RANKINGS

-  Forbes magazine named Douglas County the **No. 8 Wealthiest County** in the United States (2021).
- Castle Rock was named **Best Large Community for Economic Development** by the Economic Development Council of Colorado (2010).



- Money Magazine named Castle Rock the **No. 28 Best Places to Live** in the United States (2021).
- WalletHub ranked Castle Rock as the **No. 8 place in Colorado to raise a family**.



- American City and County ranked Castle Rock as the **No. 20 best small city in America**.



castlerockcdc.com

(Sources: U.S. Census Bureau's American Communities Survey; Castle Rock Economic Development Council)



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