



## CASTLE ROCK FLEX FOR SALE | FOR LEASE

1004 - 1010 S. INTERSTATE 25  
CASTLE ROCK, CO 80104

WORK | PLAY

CASTLE ROCK FLEX

### Project Information:

Completed 2023

Total Project SF: 51,500 SF

4 Buildings - 37 Units

Onsite Model Unit / Sales Office #B15

Tours available upon request.

### What is a Personal Warehouse®?

Whether for business, storage, or lifestyle, a Personal Warehouse® is a purpose-built, individually owned spaces designed to adapt as your needs evolve. Each unit offers customizable interiors with best-in-class standard features of HVAC, 3 phase power, 24/7 access delivering flexibility without compromise. Backed by decades of experience, PW Development is a pioneer and leader in the Micro-Bay Flex Space warehouse category, serving entrepreneurs, enthusiasts and investors alike. With Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!

### Uses:

Work – Play

Light Industrial Zoning

### Best-In-Class Features:

14x14 OH Doors and 10x10 Glass OH Door, 2 dedicated Man Doors, Mezzanine with LVT flooring, Private Restroom, LED Lights, HVAC + ducting, 3-Phase Power, Polished Concrete Floors, 60+FT Drive Aisles, Sprinkler System, 24-Hour Access, Select Units with Gated Backlot for additional storage



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

303-222-0768

Pricing and availability are subject to change without notice.

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# OVERVIEW

**CASTLE ROCK FLEX  
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## YEAR BUILT:

2023

## UNIT SIZES:

1,000 - 2,500 SF with ability to combine units

## OCCUPANCY:

Light Industrial Zoned.  
Ideal for Work – Play

## FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit availability



**CASTLE ROCK MAIN LEVEL**

## BEST-IN-CLASS FEATURES:

- For Sale and For Lease
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines with LVT Flooring
- Finished Private Restrooms
- Rough-in for Kitchenette/Wet Bar
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Select Units with:
  - Drive Thru option
  - Additional 10x10 glass OH Door
  - 2nd Man Door
  - Gated Back Lot

## 5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- Customize Your Space!



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# SAMPLE PHOTOS

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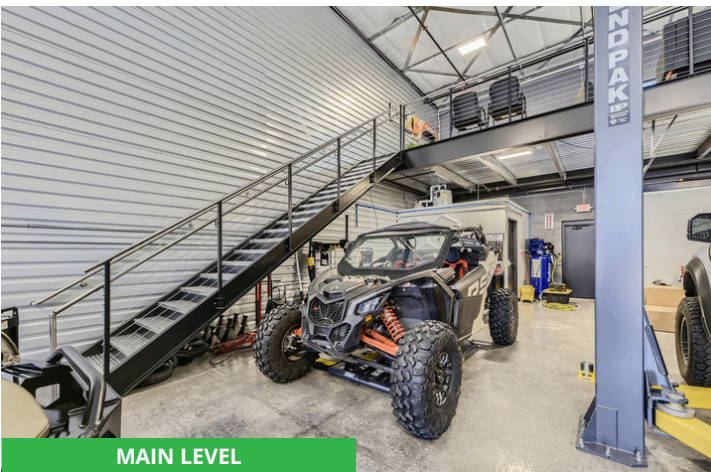
WORK | PLAY



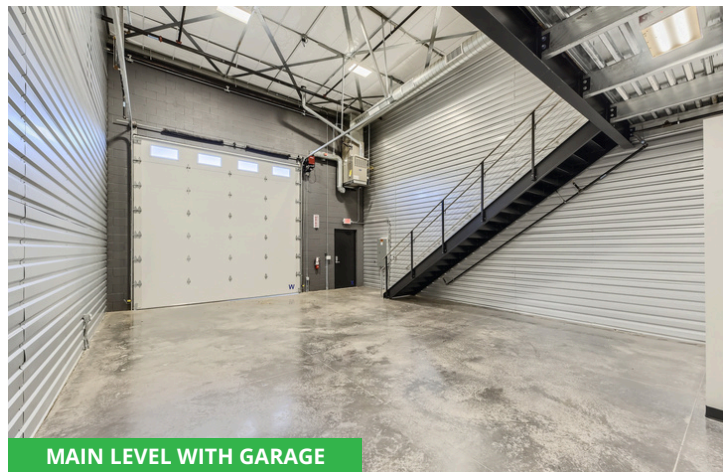
MAIN LEVEL



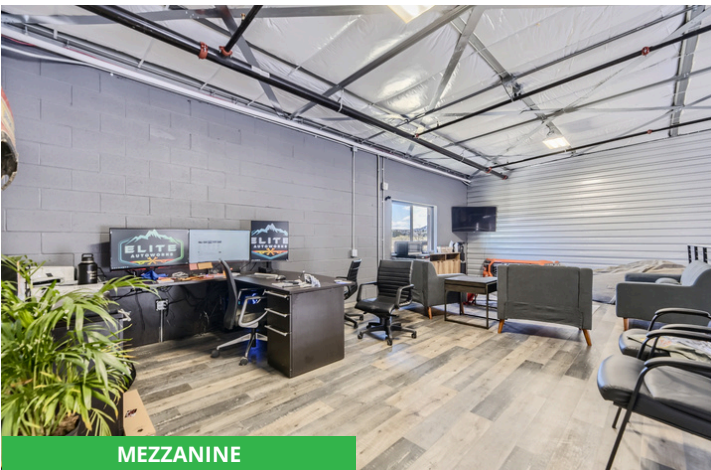
RESTROOM



MAIN LEVEL



MAIN LEVEL WITH GARAGE



MEZZANINE



MEZZANINE



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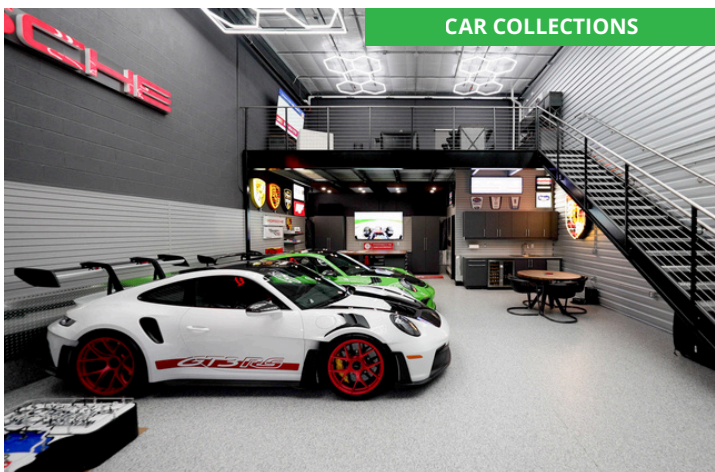
# CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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# AERIAL MAP

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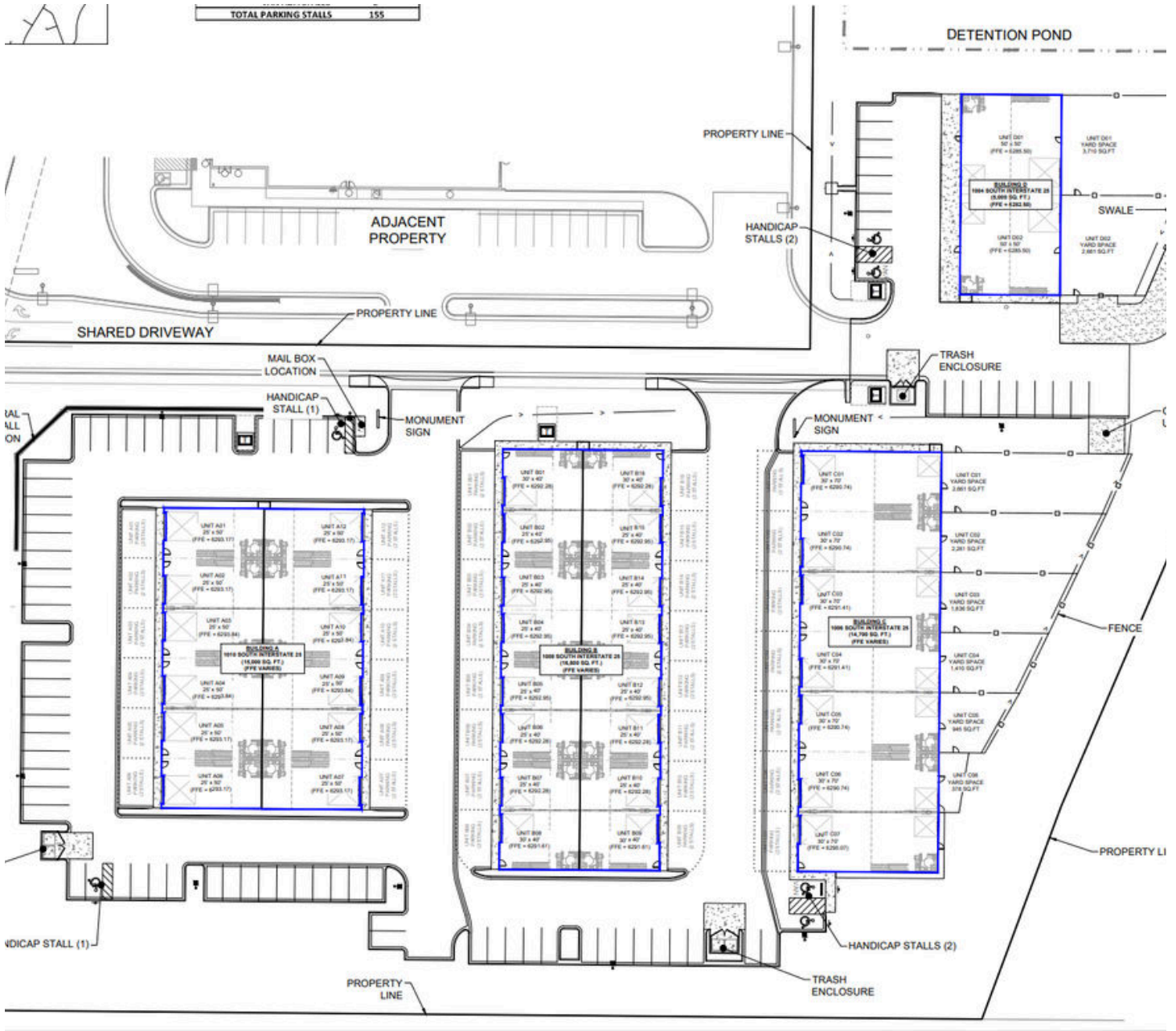
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# SITE PLAN

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