

**INDUSTRIAL/FLEX FOR LEASE**



**1733 S. PERRY STREET, #101  
CASTLE ROCK, CO 80104**

## HIGHLIGHTS

- Dock high doors
- 24' Clear Height Ceilings
- Fire Sprinkled
- 2004 Construction

**4,350 - 8,700 square feet  
\$13.00 Per Square Foot NNN**

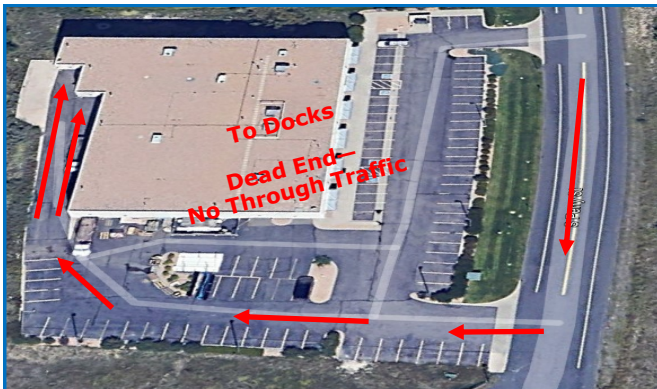
Available April 2026. Please  
do not disturb Tenant.

### **4,350 square feet**

\$4,712.50 / month Rent  
\$2,229.37 / month CAM  
\$6,941.87 / month Total

### **8,700 square feet**

\$9,425.00 / month Rent  
\$4,458.75 / month CAM  
\$13,883.75 / month Total



## PROPERTY STATISTICS

BUILDING		SITE	
SIZE	23,500 sf	SITE SIZE	2.01 acres
YOC	2004	PARKING	Surface
MATERIALS	Concrete Tilt	ZONING	Industrial/ Flex
CAM 2026	\$6.15	TAXES 2025	\$67,741

**FOR MORE INFORMATION, PLEASE CALL:**

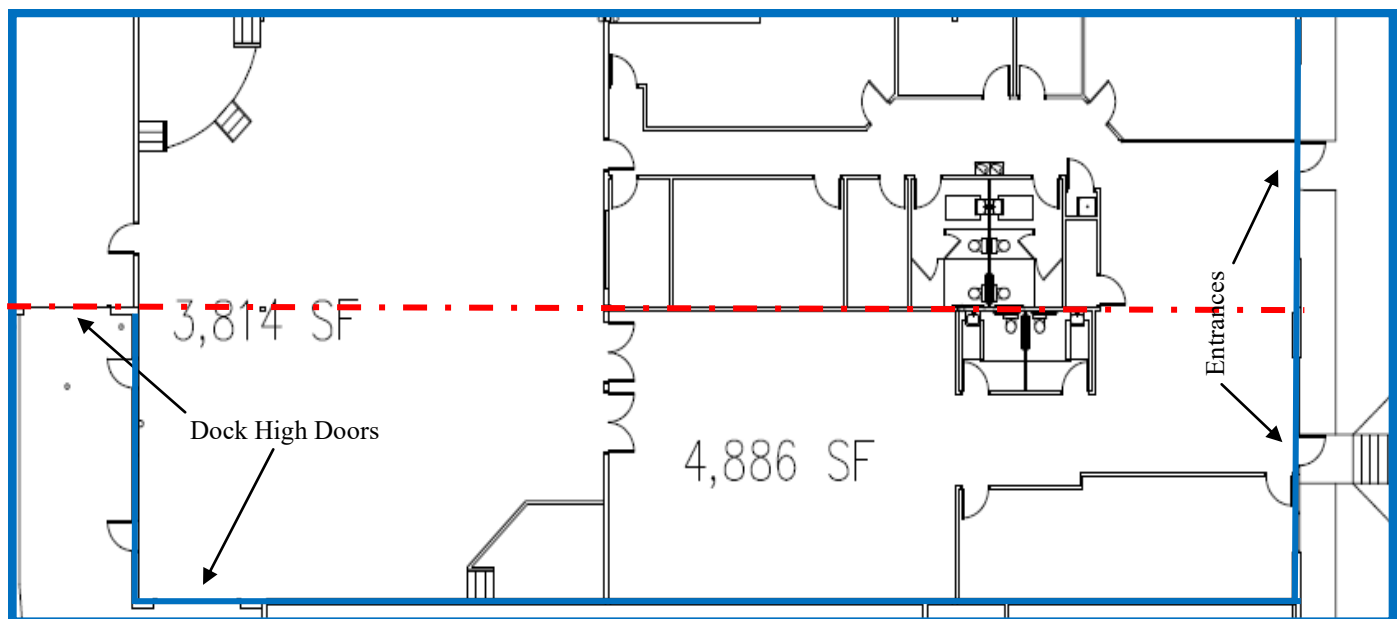
**John V. Propp, CCIM—303-692-1816**  
6565 S. Dayton St., Suite 3000  
Greenwood Village, CO 80111

learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)





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No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.