

INDUSTRIAL/FLEX FOR LEASE

YOUR NAME

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

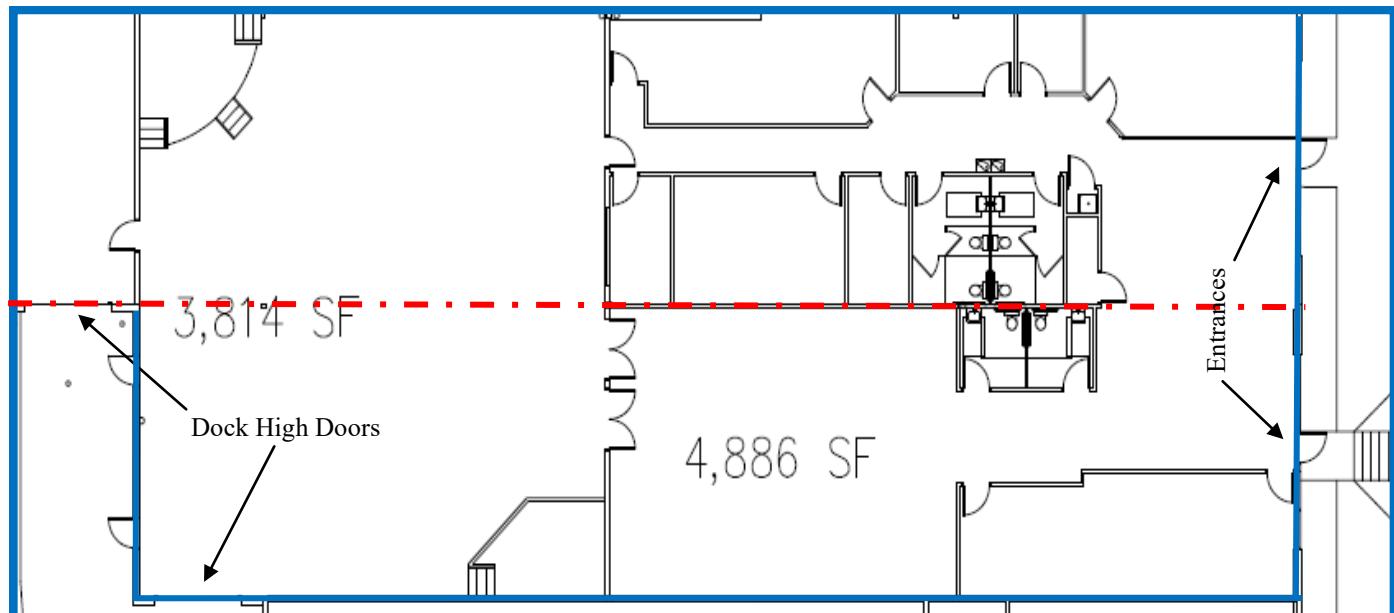
FOR MORE INFORMATION, PLEASE CALL:

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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REALTOR®  
**John Propp**  
COMMERCIAL GROUP

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CASTLE ROCK, CO 80104**



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