

Flex Space - Storage Warehouse

2276 Manatt Ct Unit B5, Castle Rock CO, 80104

Light Industrial zoning, the development supports a wide variety of uses including showrooms, creative offices, storage, distribution, specialty shops, and hobby or lifestyle spaces. Mezzanine, stained concrete floors, 14x14 overhead doors, LED lighting, electric heat, 125amp electric panel and 24/7 access. Dedicated parking directly in front of units. Castle Rock Flex was built with the Work to Play concept in mind, blending functionality and flexibility to meet diverse tenant needs. Whether you're a small business owner, a retailer needing showroom and storage space, or a professional seeking a creative office, this location is designed to adapt to your vision. With strong traffic counts, excellent visibility, and immediate access to I-25, Castle Rock Flex provides businesses the rare combination of modern design, prime location, and versatile use—making it one of the most desirable flex developments in the region.

Price: \$475,000.00 - 8 Cap - Gross Rents paid in Full until August 2026 - Upside NNN lease at \$25.00 SF/YR + NNN



Pablo Kahan – Direct: 303.993.9594 – pablokahan@gmail.com