

BUILDING 1	1	79,190	8.322	±3.6	2022-2024	100%	3
BUILDING 2	1	79,190	5.342	±1.0	2022-2024	100%	4
TOTAL	2	158,380	13.664	±4.6	2022-2024	100%	7
	Buildings	Square Feet	Acres	Acres Usable Yard	Year Built	Occupied	Tenants

Castle Rock Industrial
at
THE MEADOWS

**3563-3593 TIMBER MILL PARKWAY
CASTLE ROCK, CO 80109**



 **CRIMsale.com**
Click to view offering materials

Castle Rock Industrial at the Meadows represents the rare opportunity to acquire two new build Class A industrial buildings in Castle Rock, Colorado with 4.6 acres of fenced yard. CRIM enjoys quick access to I-25 and Hwy 85, offering the ability to service Douglas County's booming population as well as the rest of the Denver metro area. The rent roll is comprised of seven tenants with varying unit sizes, and weighted average in-place rents of \$13.99/SF NNN.

With 6.30 years of WALT on the rent roll, investors are able to achieve stable cash flow in a 100% leased property. The subject properties are perfectly located to capitalize on Douglas County's strong demographics as the fastest growing county in Colorado, and represent the two largest non-owner/user buildings in Castle Rock. The leasing success compared to the competitive set further demonstrates the attractiveness of the subjects.

STATE-OF-THE-ART NEW CONSTRUCTION WITH UNIQUE UNIT CONFIGURATION

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Located in Douglas County, the fastest growing county in Colorado



Quick access to I-25 and Hwy 85 offers strong access to the Denver metro area



Substantial yard in non-BTS new construction is a rarity for the entire metro area



Extremely unique for the area as the two largest non-owner/user buildings in Castle Rock



Strong parking ratio at 1.26/1,000 for each building



Convergence of tenants from the surrounding area demonstrates desirability

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