

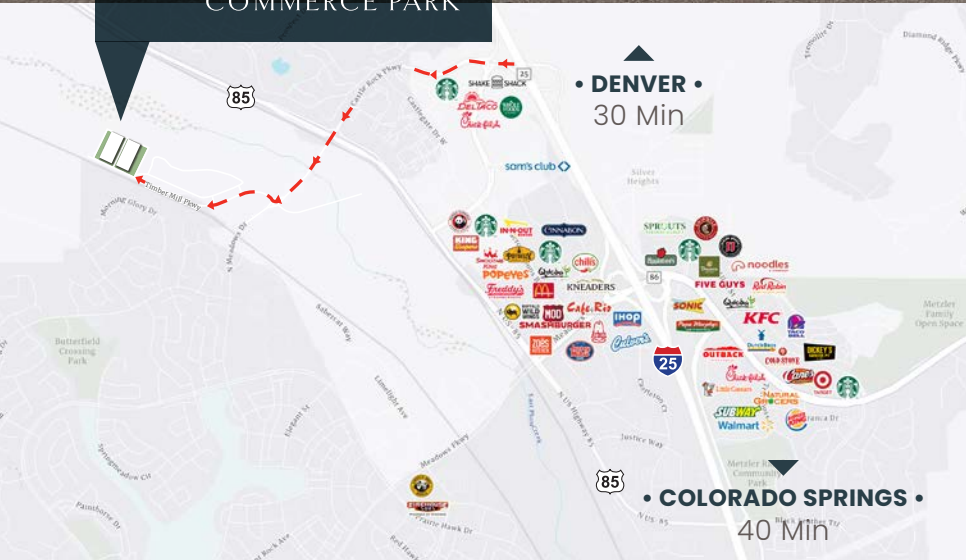
MEADOWS COMMERCE PARK

3563-3593 TIMBER MILL PARKWAY
CASTLE ROCK, CO

CASTLE ROCK'S NEWEST BUSINESS PARK

3563-3593 TIMBER MILL PARKWAY • CASTLE ROCK, CO
AVAILABLE FOR LEASE
40,000 RSF, DIVISIBLE TO 19,554 RSF

MEADOWS
COMMERCE PARK



- Building Sizes: 80,000 SF Each (Total 160,000 SF)
- Available Unit Size: 40,000 RSF, divisible to 19,554 RSF
- Office: Approx. 1,982 SF
- Clear Height: 24'
- Building Dimensions: 400' x 200'
- Power: 625 Amps
- Zoning: PD-COI
- Outside Storage: Permitted Use
- Lease Rate: Contact Broker
- Column Spacing: 50' x 50'
- Sprinkler: ESFR
- YOC: 2023
- Parking: 1.88/1000



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MEADOWS

COMMERCE PARK

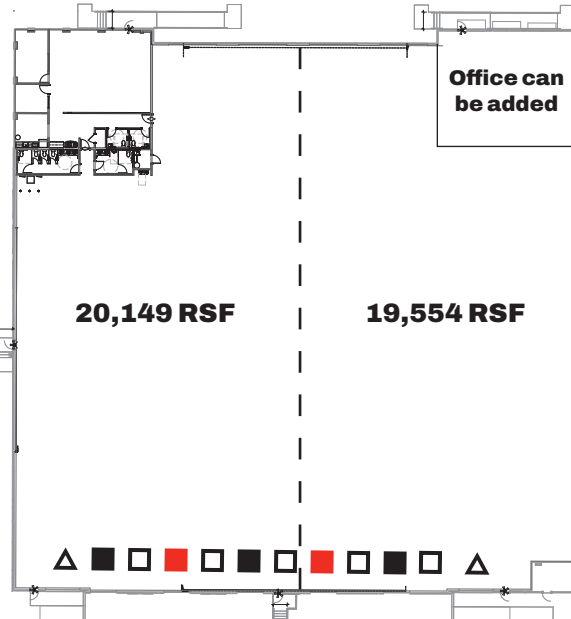
3563-3593 TIMBER MILL PARKWAY

AVAILABLE FOR LEASE

BUILDING 1

40,000 RSF

40,000 RSF available as a single unit, or divisible into 20,149 RSF and 19,554 RSF.



- △ (2) 12' x 14' Drive-In Doors
- (5) Dock High Doors
- (5) Knockouts
- (2) Dock High Doors with Leveler

HIGHLIGHTS



Flexible Zoning



Only High Cube Building in Castle Rock



Competitive NNN Expenses



Great Neighborhood Amenities



Easy Access to I-25 & Santa Fe Drive/Hwy 85



Outside Storage



End Cap Unit

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Households	12,332	24,408	96,013
Total Population	34,796	68,270	264,559
Average HH Income	\$195,172	\$189,191	\$184,143



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