NAI Long Island

For Lease

20,000 - 40,000 SF | Withheld
Industrial Space



Castle Rock Industrial At The Meadows

3563 -3593 Timber Mill Pkwy
Castle Rock, Colorado 80109

Property Highlights

- 40,000 RSF available industrial space, divisible to 20,000 RSF in a 160,000 RSF Total in Industrial Park
- Completed in 2024 with contemporary construction standards
- Expansive clear spans ideal for warehousing or manufacturing
- Multiple dock doors plus grade-level loading capability
- High ceilings paired with durable concrete floor slabs
- LED lighting and energy-conscious mechanical systems
- Flexible office build-out opportunities within the footprint
- Generous parking supply for employees and visitors
- Secure site perimeter for tenant peace of mind

Offering Summary

Lease Rate:	Withheld
Building Size:	160,000 SF
Available SF:	20,000 - 40,000 SF
Lot Size:	13.67 Acres

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

For More Information

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Offering Summary

Lease Rate:	Withheld
Building Size:	160,000 SF
Available SF:	20,000 - 40,000 SF
Lot Size:	13.67 Acres
Number of Units:	7
Year Built:	2024
Zoning:	A-4-M/PD-COI
Market:	Denver
Submarket:	SE Denver

Property Overview

This 160,000-square-foot industrial facility, completed in 2024, offers modern efficiency tailored to today's logistics and manufacturing needs. The thoughtfully designed building features expansive clear spans, abundant dock and grade-level loading, and ample column spacing for flexible racking or assembly configurations. High ceilings, durable concrete floors, and LED lighting ensure smooth operations while reducing maintenance. Energy-conscious systems and building controls enhance occupant comfort and minimize operating expenses. Neutral finishes allow tenants to customize office and support spaces. With generous parking and a secure site perimeter, the property is move-in ready for industrial investors seeking a premium asset.

BROCHURE 3563 -3593 Timber Mill Pkwy, Castle Rock, CO 80109

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Lease Rate

Withheld

Location Information

Building Name	Castle Rock Industrial at The Meadows
Street Address	3563 -3593 Timber Mill Pkwy
City, State, Zip	Castle Rock, CO 80109
County	Douglas
Market	Denver
Sub-market	SE Denver

Building Information

Building Size	160,000 SF
Building Class	C
Occupancy %	75.0%
Tenancy	Multiple
Number of Grade Level Doors	12
Number of Dock High Doors	30
Number of Drive in Bays	12
Ceiling Height	24 ft
Minimum Ceiling Height	24 ft
Number of Floors	1
Year Built	2024
Column Space	50 ft
Gross Leasable Area	160,000 SF
Construction Status	Existing
Framing	Tilt up concrete
Condition	Excellent
Roof	60 Mil TPO
Number of Buildings	2

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	A-4-M/PD-COI
Lot Size	13.67 Acres
APN #	2351-282-09-001 & 2351-282-09-002
Corner Property	No
Power	Yes
Rail Access	No

Parking & Transportation

Parking Type	Surface
Parking Ratio	1.26
Number of Parking Spaces	199

Utilities & Amenities

Central HVAC	Yes
HVAC	Central
Gas / Propane	Yes

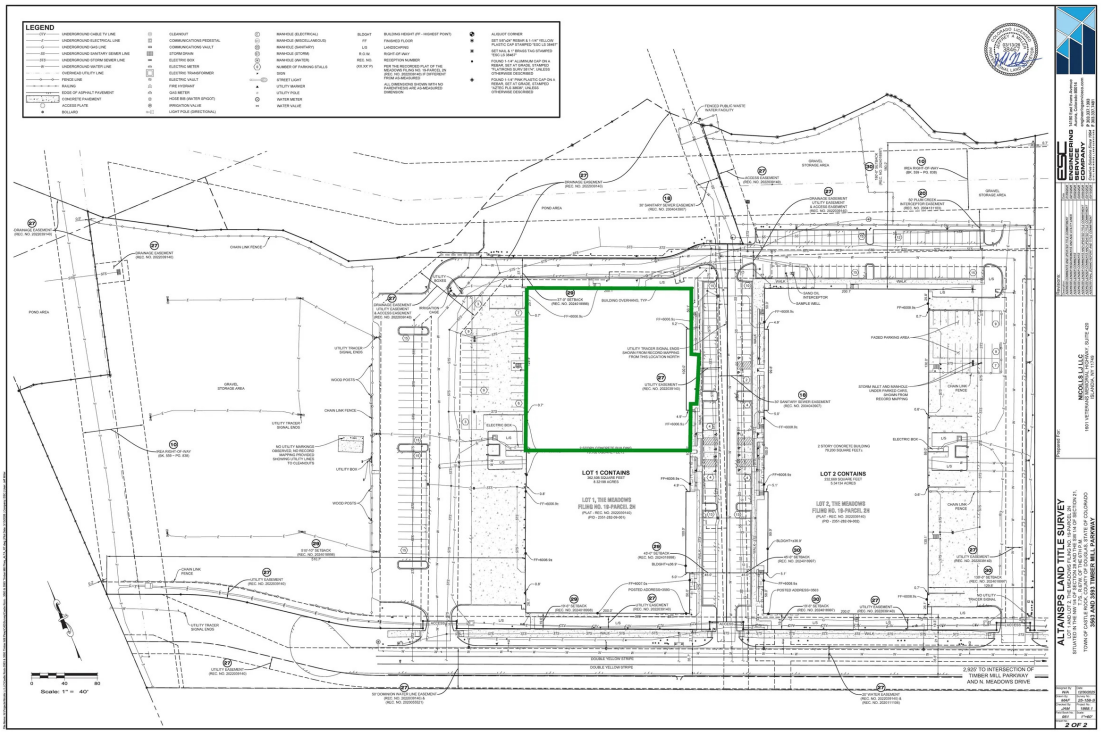
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Lease Information

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	20,000 - 40,000 SF	**Lease Rate:**	Withheld

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
3593 Timber Mill Parkway	Available	20,000 - 40,000 SF	NNN	Withheld	Each 20K division has one dock with a ground leveler. Parking availability is +/-75 cars for recreational user that doe snot require use of the loading areas in the rear.

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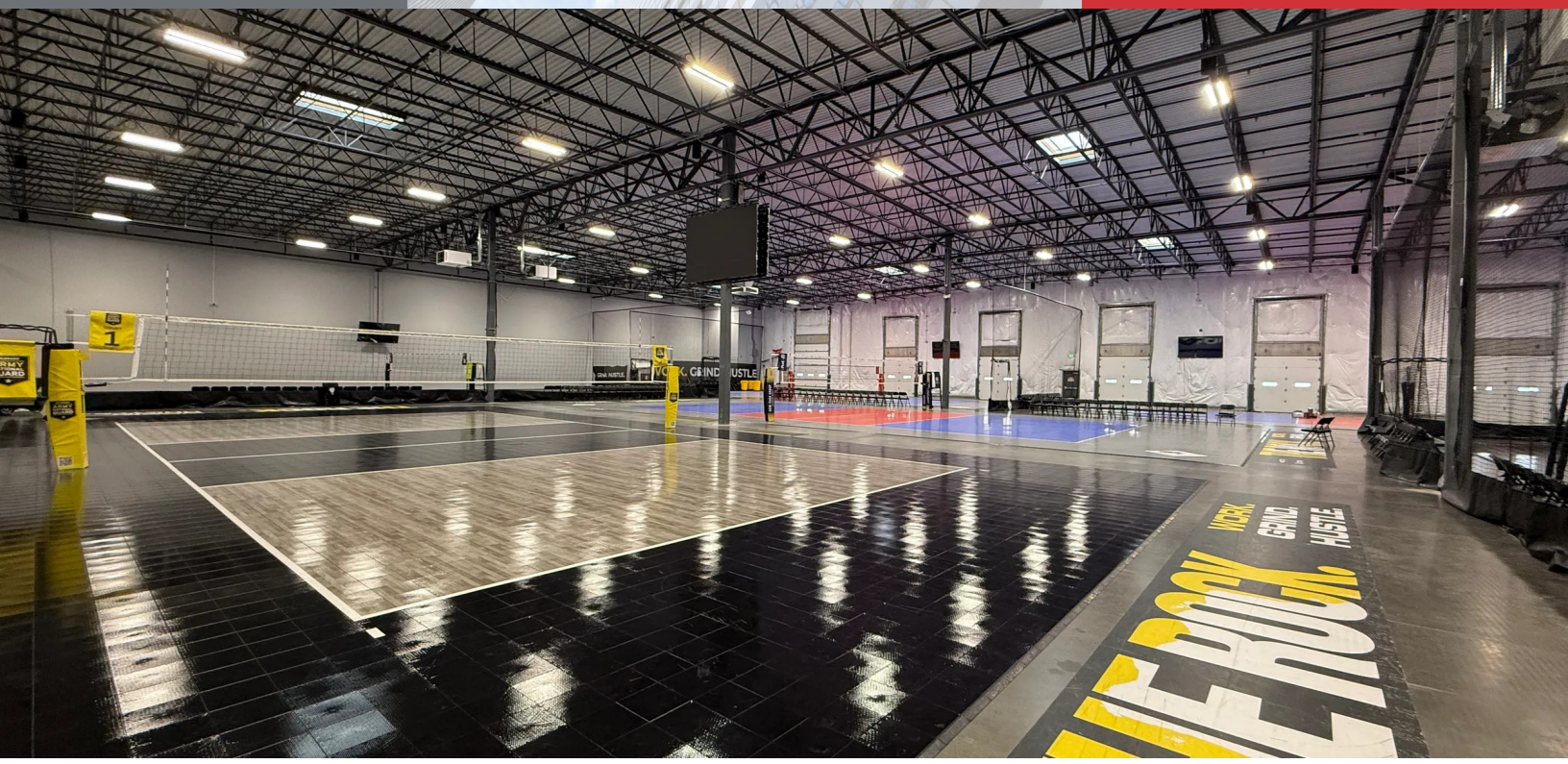
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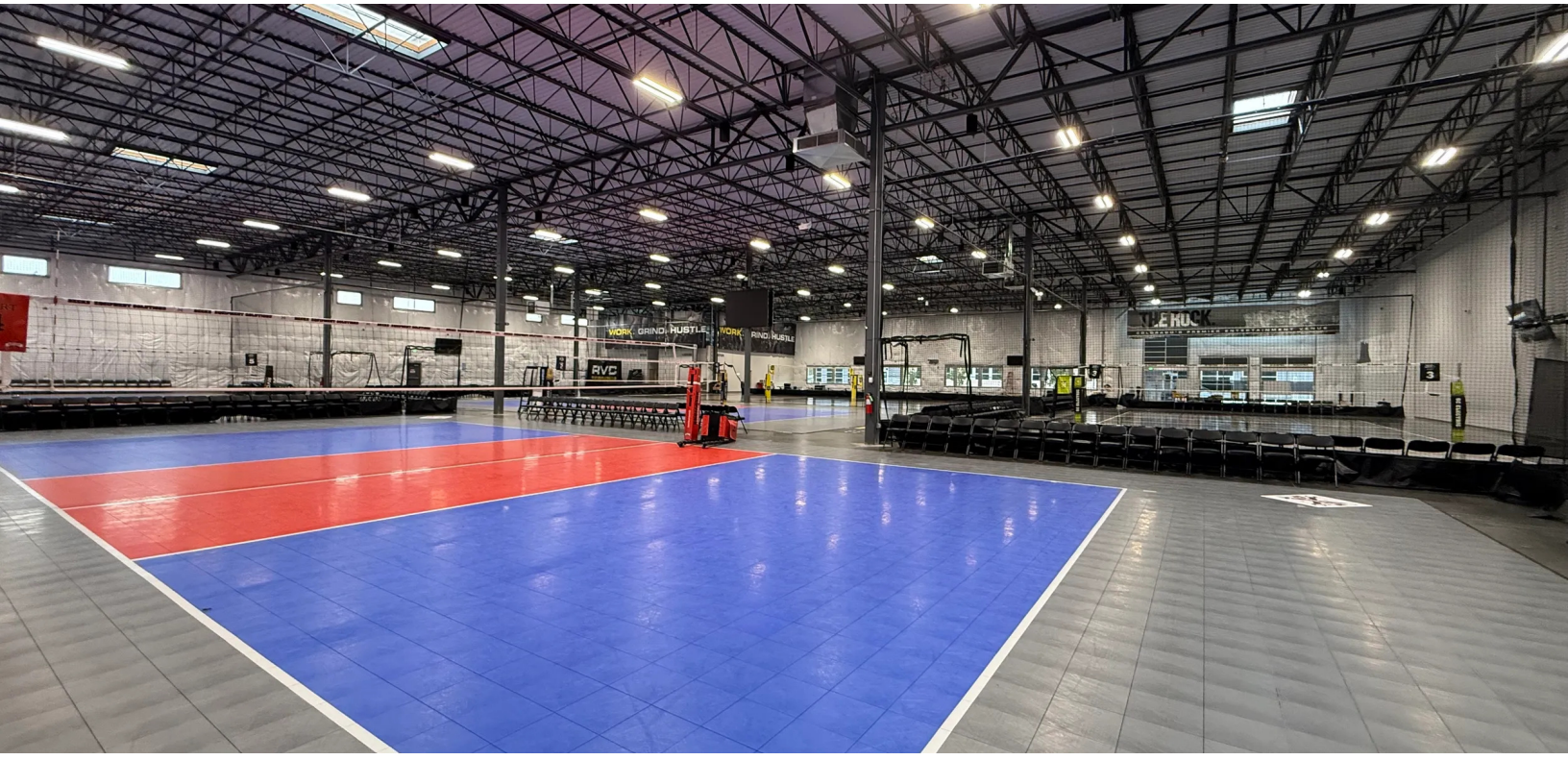
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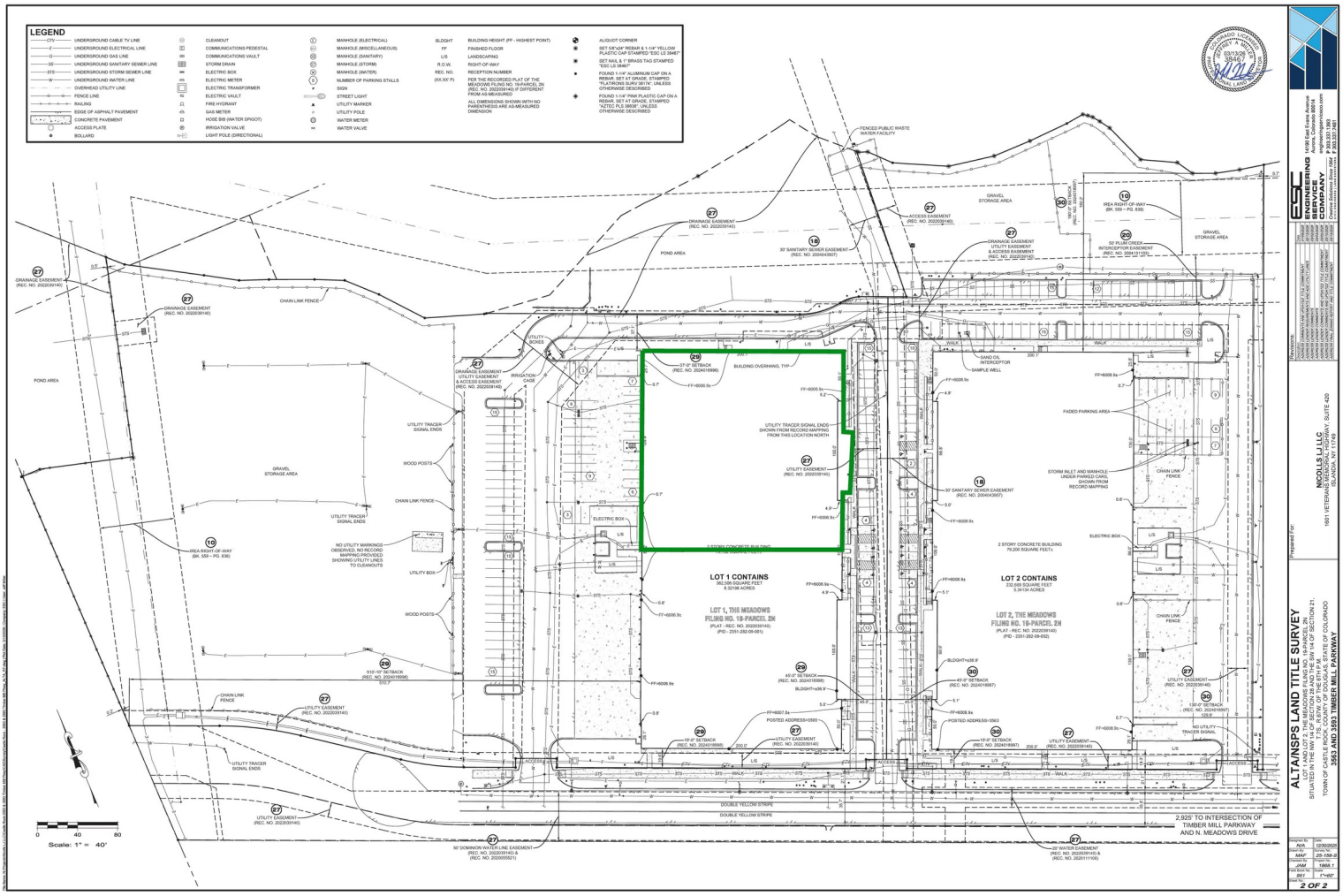
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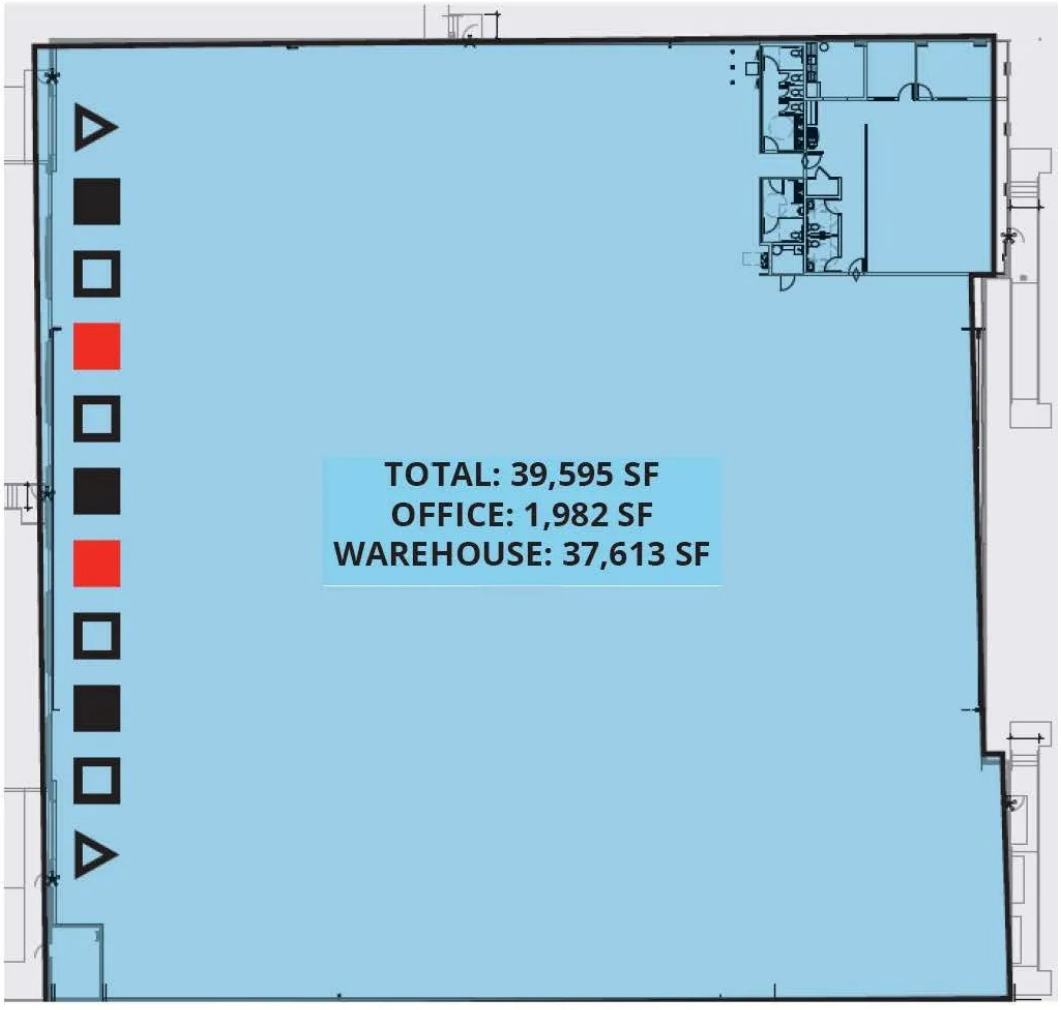
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Castle Rock Industrial at the Meadows
3593 Timber Mill Parkway, Unit 53C, Castle Rock, CO
39,595 RSF divisible to +/-20,000 RSF



DRIVE-IN DOOR △
DOCK HIGH DOOR ■
KNOCK OUT □
DOCK HIGH DOOR WITH LEVELER ■

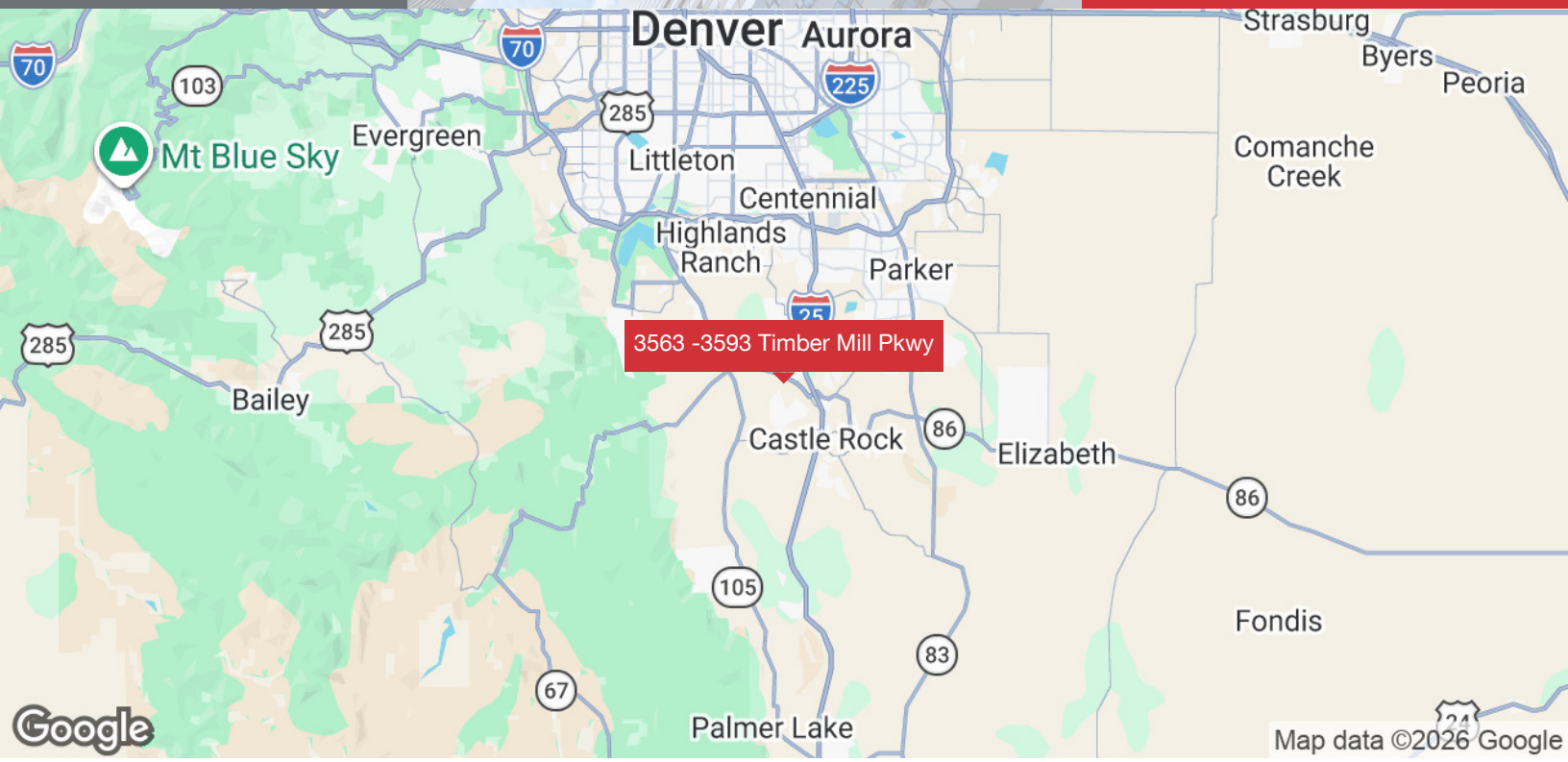
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Location Description

Situated in the highly desirable Parker/Castle Rock submarket within The Meadows business park, Castle Rock Industrial at the Meadows (CRIM) offers an unbeatable location just under two miles from I-25. Tenants benefit from seamless regional transit—servicing both the Denver Metro area and Colorado Springs in under an hour—while bypassing the heavy traffic congestion of Denver's Southeast submarket. Positioned in the heart of the Front Range's fastest-growing demographic corridor, this property places your business right where opportunity is expanding.

Location Details

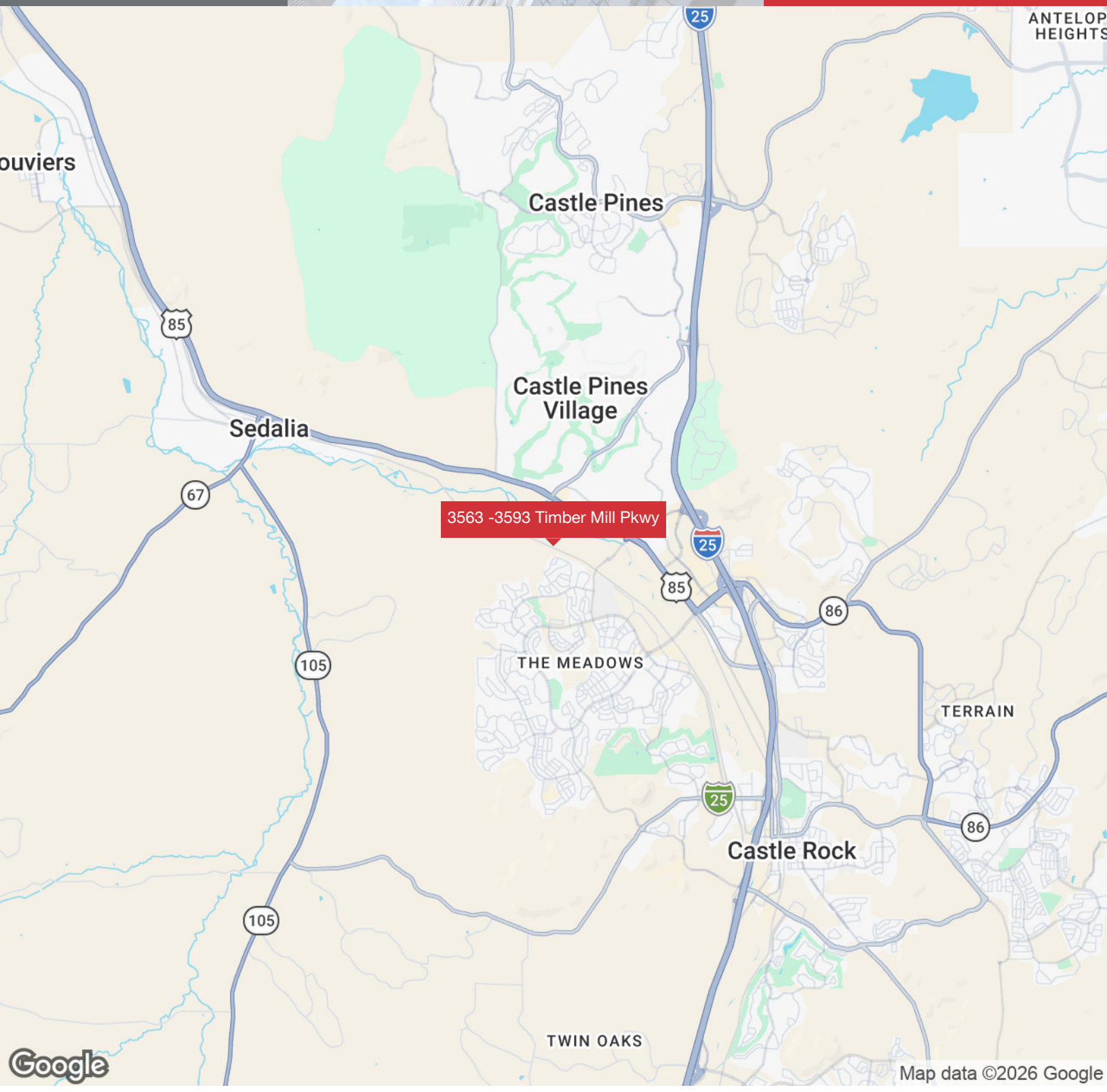
Market	Denver
Sub Market	SE Denver
County	Douglas

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