

FOR SALE
TURNKEY LAB BUILDING
4760 CASTLETON WAY
CASTLE ROCK · CO

SALE PRICE:
\$6,500,000



118,776
VEHICLES
PER DAY



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navpoint
REAL ESTATE GROUP

PROPERTY OVERVIEW



ADDRESS

4760 CASTLETON WAY, CASTLE
ROCK, CO, USA



PROPERTY TYPE

LAB/FLEX



PROPERTY SIZE

20,962 SF



PARCEL NUMBER

2351-263-05-007



YEAR BUILT/RENOVATED

2004/2020



SALE PRICE

\$6,500,000



PARKING RATIO

2.97/1,000 SF



ZONING

[PD LINK](#)



GRADE LEVEL DOORS

1



CLEAR HEIGHT

14'-18.5'



PROPERTY HIGHLIGHTS

Power & Infrastructure

- Full-building diesel backup generator
- Heavy power capacity
- Well-maintained brick building

Security

- Interior and exterior security cameras
- Key fob access at exterior doors and restricted interior areas

Parking & Access

- Covered parking for 8 vehicles

Employee Amenities

- Large break room with kitchen, oven, hot water dispenser, and personal lunch storage
- Covered outdoor eating area with Front Range views
- On-site laundry with washer and dryer

IT & Storage

- Secure server room with restricted access
- Supports coax, fiber, and phone systems
- Separate ventilation for temperature control
- Space for computer parts and supply storage
- Large secure storage room with shelving

Meeting & Training Space

- Conference room with table, chairs, large screen, computer, and audio for presentations and Zoom
- Large upstairs meeting/training room for 50+ people

Specialized Space

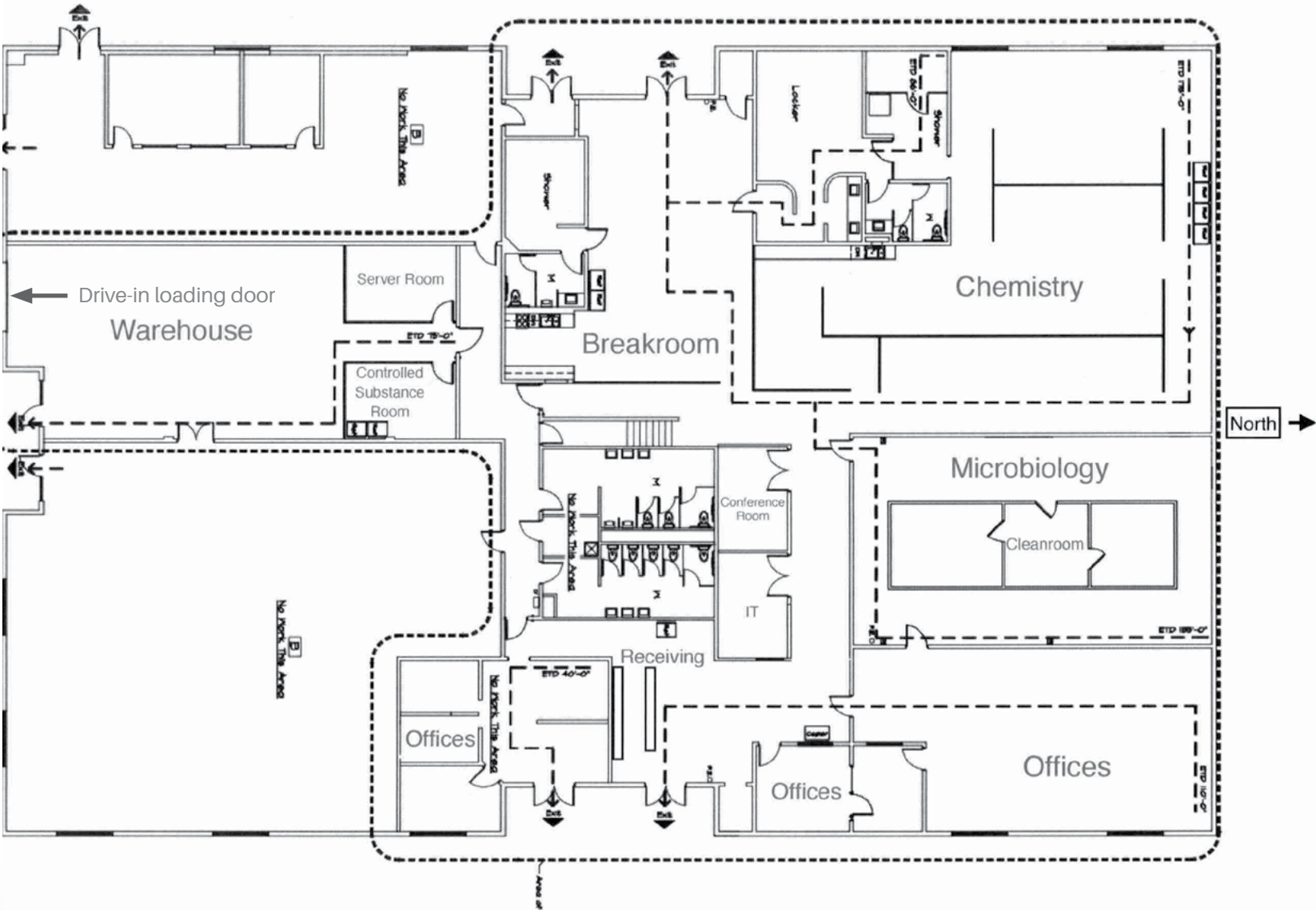
- HEPA-filtered clean room for sterile production, testing, and assembly
- FDA-certified lab space

Location Perks

- Near 5 hotels, restaurants, and a major outlet mall
- Convenient for visitors, client meetings, and employee lunches



FLOORPLAN



NEARBY RETAIL

Outlets
at Castle Rock
EXIT: 184

+/- 20,000 HOUSING UNITS

HHALL
Landscape Contractors

Extra Space Storage



ELEVATION GOLF CLUB

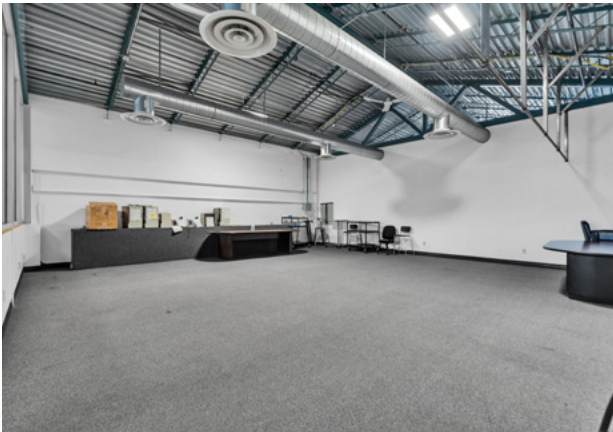
FYZICAL
Pediatrics & Adults



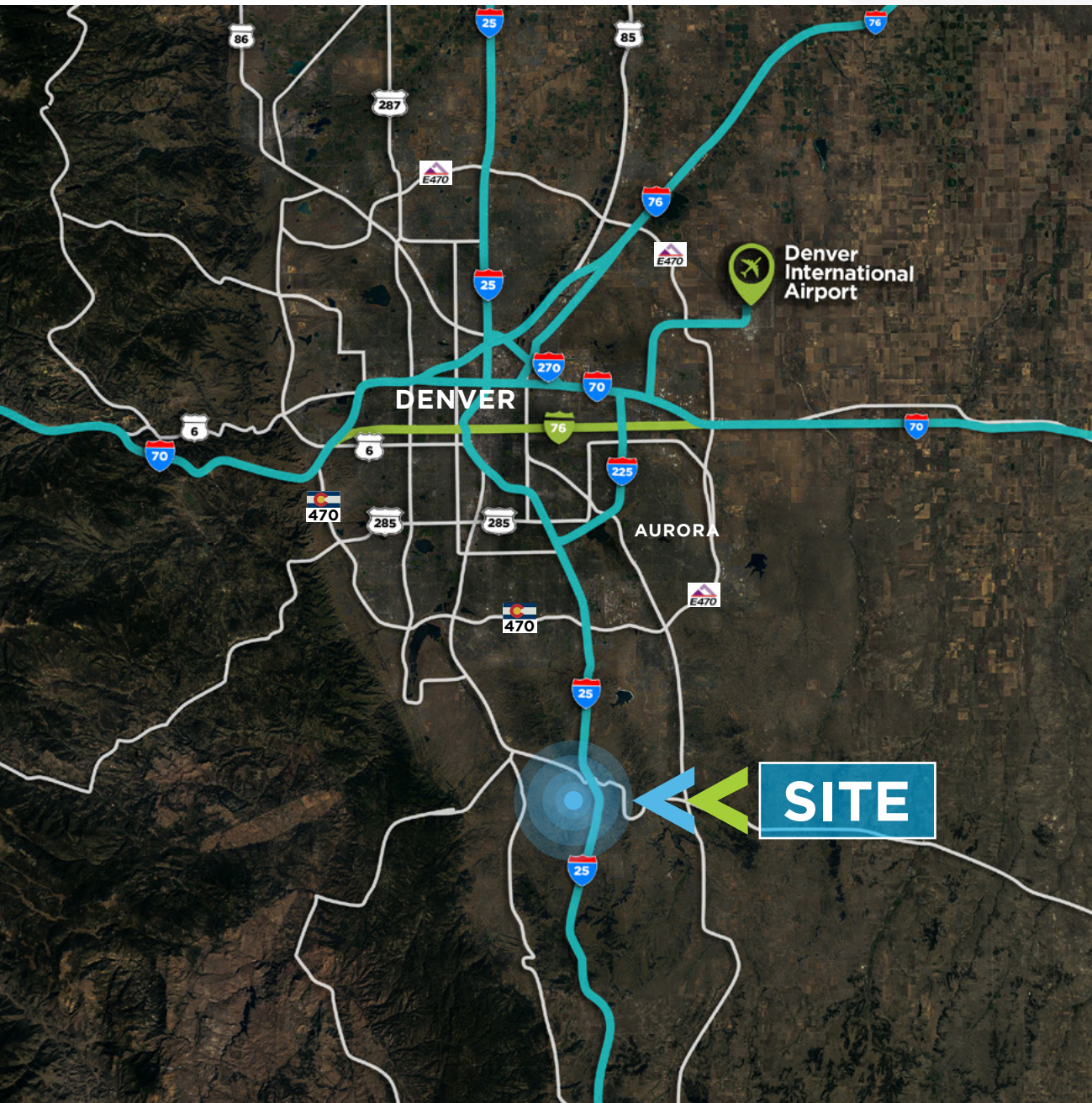
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PROPERTY PHOTOS



LOCATION OVERVIEW



	2023 Median Household Income	2023 Average Household Income	% Population Change
DOUGLAS COUNTY	\$132,769	\$176,528	7.06%
ARAPAHOE COUNTY	\$89,200	\$126,314	1.52%
DENVER COUNTY	\$85,243	\$125,855	3.88%
BOULDER COUNTY	\$97,612	\$141,680	1.73%
LARIMER COUNTY	\$82,129	\$118,368	4.18%
WELD COUNTY	\$88,463	\$113,025	6.87%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	4,888	57,034	102,346
2025 Estimate	4,517	51,738	91,851
Growth 2025-2030	8.2%	10.2%	11.4%
Average Age	39	38	38
Average Household Income	\$156,600	\$177,700	\$191,300
BUSINESS			
Employees	4,983	34,499	61,276

EQUIPMENT FOR SALE

Potency/Method Development Department	
UPLC #3	Binary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #4	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #5	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #6	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #7 Bio System	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #8	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #9	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC, QDA Detector
UPLC #10	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #11	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #12	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #13 Plus Bio System	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #14 Plus Bio System	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #15	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 6 Column, Mini PC
UPLC #16	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 6 Column, Corona Aerosol Detector, Mini PC

UPLC #17	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #18	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #19	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #20	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #21	Binary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #22	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, FLR Detector, 4 Column, Mini PC
UPLC #23	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #24	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #24	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #25	Quaternary Solvent Mgr, Sample Mgr FTN, PDA Dector, 4 Column, Mini PC
UPLC #MS2	Quaternary Solvent Mgr, Sample Mgr FTN, SQD 2 Mass Spec, 4 Column, Mini PC
UPLC #MS3	Quaternary Solvent Mgr, Sample Mgr FTN, SQD 2 Mass Spec, 4 Column, Mini PC
UPLC #MS31	Quaternary Solvent Mgr, Sample Mgr FTN, Xevo TQ-S Triple Quad Mass Spec, 2 Column, Dell PC

UPLC Workstation Agilent LC-MS LC/MSD XT MS, 1290 Infinity II Pump, Vialsampler, Multicolumn, Diode Array, 6 Column, Rotary Vane Pump, Dell PC	
UPLC #13 Plus Bio System	
UPLC Workstation Agilent LC-MS	LC/MSD XT MS, 1290 Infinity II Pump, Vialsampler, Multicolumn, Diode Array, 6 Column, Rotary Vane Pump, Dell PC
GC/Autoinjector/ Headspace Sampler- Residual Solvent System, Snap-In Columns	
Special Chemistry Department	
Avio 200. ICP-OES	
UV-Vis Lambda Spectrophotometer	
Spectrum Two FT-IR Spectrometer	
Viscometer	
Halogen Moisture Analyzer and Stand	
Karl Fischer Titration	
Particle Sizer Dell w/monitor	
Melting Point System	
Polarimeter System	
Microwave Digester	
Water Activity Meter	

EQUIPMENT FOR SALE

Osmometer
Auto Titrator
Distek Dissolution Tester: Model 2500 x 2
Distek Dissolution Tester: Model 2500
Balance XP26: (mg sensitivity) w/Printer
Balance XSE204 (µg sensitivity) w/printer
Centrifuge, Sorvall ST 8Benchtop w/Microliter Rotor 24x2mL NC2401927t
Vacuum Oven 2.3 cu ft
Milli-Q Water Purification System with water pre-filter
Lower Level Department
Nitrogen Generator 10 HP Air Compressor, 2 Air Tanks, Air Dryer
Microbiology Department
Endotoxin Test Pyros Kinetix Flex 96 PKF96 Dell PC w/monitor
Celsis Advance II Rapid Scanner Water Bath, Work Station
Interscience Plate Reader
Autoclave Large, high capacity with cart
Lab Dishwasher
Milli-Q Water Purification System
Electrostatic Sprayer Wand with case

Air Sampler x 2
Particle Counter Handheld 6 channel, carrying case
Steritest Sterility Peristaltic Pump x 2
Laminar Flow Hood
Isolator Hood x 2
Modular Cleanroom - 12'9" x 41'6"
Bio Bench Flow Hood
Biosafety Hood
Incubator, Large 27.3 CU FT x 5
Particle Counter Apex Z3 AirborneParticle Counter & Printer
Miscellaneous
Refrigerator 72cu ft ABS Premier Glass Door Stainless Steel
Refrigerator Potency Lab, SCLP-3004
Freezer Potency Lab, SCPMF-2020
Lab Fridge (Large Two Door) SLV-49
Environmental Chamber w/Humidifier #1
Environmental Chamber w/Humidifier #2
Walk-In Colttrolled Room Temperature & Humidity 18 X 18 ft

EnviroChamber #3
Avantco Refrigerator Z1-R-GHC 29 Glass Door Stainless Reach-In Refrigerator

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