

1562

Park Street

AVAILABLE FOR LEASE - INDUSTRIAL OFFICE/WAREHOUSE + OUTDOOR STORAGE



DOWNTOWN
CASTLE ROCK



WOLFENBERGER RD

PARK STREET

SUBJECT
PROPERTY

PROPERTY LOCATION



SITE PLAN



INDUSTRIAL WAREHOUSE/OFFICE

- 22,560 RSF (divisible)
- I-1 Zoning (Castle Rock)

OUTDOOR STORAGE YARD

- I-1 Zoning (Castle Rock)
- 0.35 fenced yard

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91,892

2025 population (5-mile)



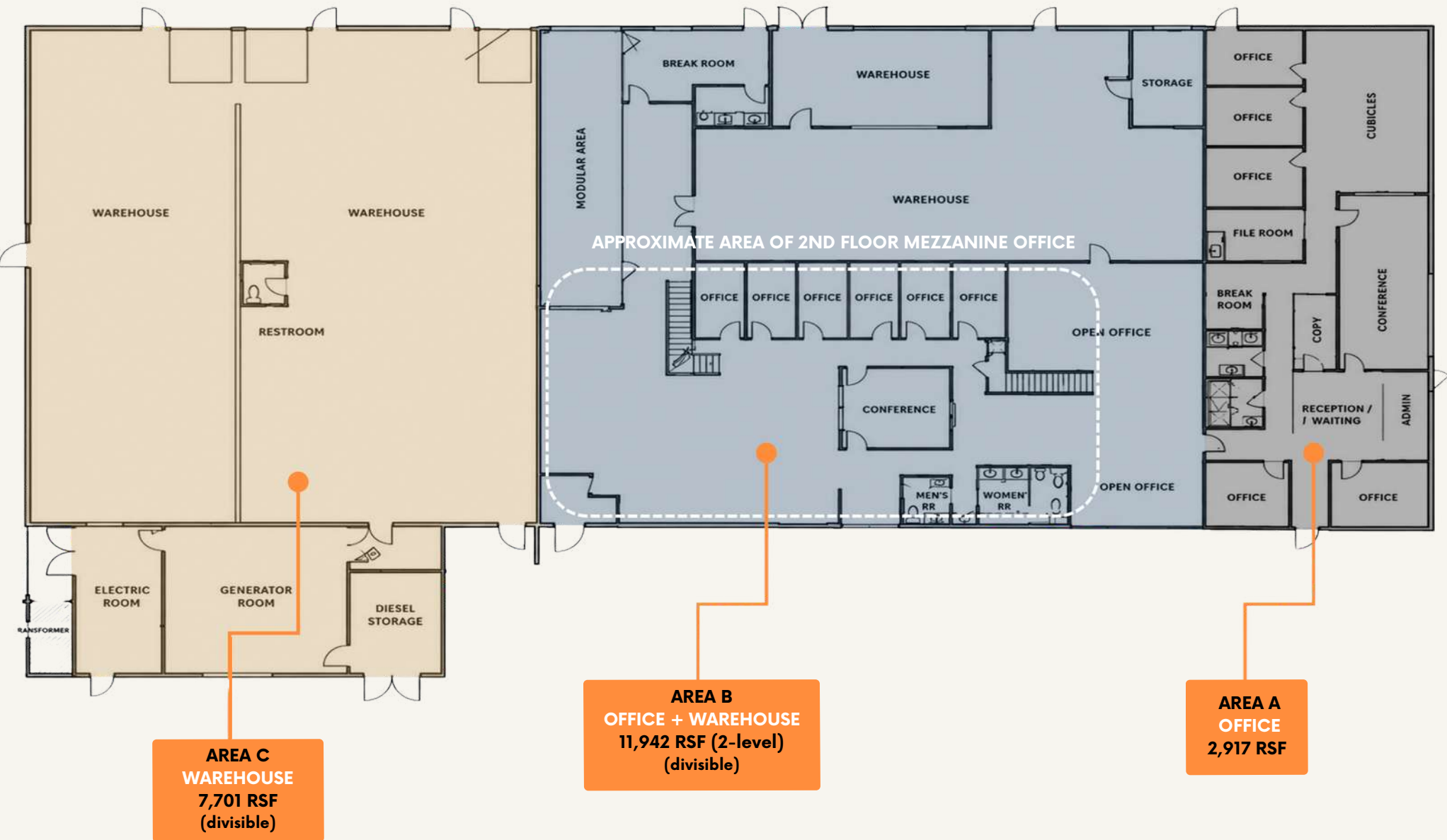
\$168,080

Avg. HH Income (5-mile)

ZONING OVERVIEW

The property is zoned I-1 Light Industrial by the Town of Castle Rock. The I-1 district is intended to support light industrial and service-oriented uses. The zoning allows a variety of industrial uses, including warehousing, distribution, contractor/service operations and outdoor storage yard functionality.

Storage yard use is permitted, subject to site plan approval, and may accommodate outdoor storage of operable equipment, vehicles and construction or infrastructure materials for off-site projects. Prospective tenants should independently confirm permitted uses, site plan requirements, easement impacts, screening, parking and operational restrictions with the Town of Castle Rock.





RECEPTION (AREA A)



TYPICAL OFFICE



WAREHOUSE (AREA B)



WAREHOUSE (AREA C)

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