

FOR SUBLEASE

5747 N PETERSON RD, SEDALIA, CO 80135








14,400 SF OFFICE/WAREHOUSE ON 4.65 ACRES

SUBLEASE RATE: \$16.00/SF NNN

PROPERTY OVERVIEW

| | |
|-------------------|-------------------------------------|
| BUILDING SIZE: | 14,400 SF |
| OFFICE SIZE | ±1,500 SF |
| LOT SIZE: | 4.65 AC |
| | ONE (1) 16'X14' DRIVE-IN |
| LOADING: | ONE (1) 10'X10' DRIVE-IN |
| | TWO (2) 10'X10' DOCK-HIGH |
| CLEAR HEIGHT: | 16' |
| POWER: | 400A/440V/3PH (TBV) |
| ZONING: | GENERAL INDUSTRIAL (DOUGLAS COUNTY) |
| YOC: | 1983 |
| PROPERTY TAXES: | \$11,724.54 (2025) |
| LEASE EXPIRATION: | SEPTEMBER 30, 2029 |

PROPERTY HIGHLIGHTS

-  EASY ACCESS TO CO HIGHWAY 85
-  HEAVY ZONING ALLOWS FOR IOS
-  CLOSE PROXIMITY TO STERLING RANCH AND CASTLE ROCK
-  OFFICE AREA CONTAINS 2 PRIVATE OFFICES AND A LARGE BREAK AREA
-  DISTRIBUTED POWER AND COMPRESSED AIR

LOCATION OVERVIEW



SITE OUTLINE





FOR MORE INFORMATION, PLEASE CONTACT

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