

# 4397 Platte Avenue

SEDALIA · CO

## INDUSTRIAL SPACE FOR LEASE

**navpoint**  
REAL ESTATE GROUP



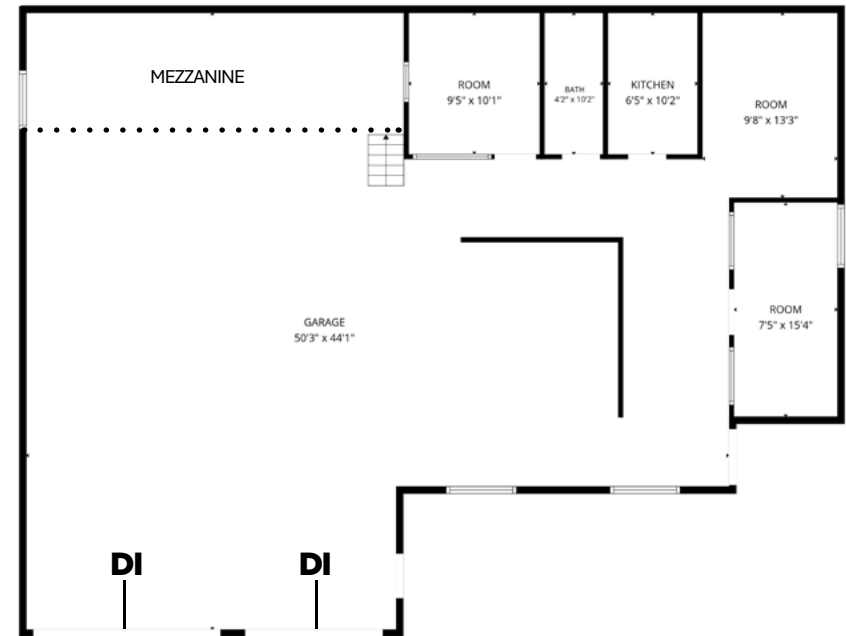
**STEELE LUOMA** • ASSOCIATE  
720.800.2133  
[steele.luoma@navpointre.com](mailto:steele.luoma@navpointre.com)



**JEFF BRANDON, SIOR** • PRINCIPAL  
303.870.4091  
[jeff.brandon@navpointre.com](mailto:jeff.brandon@navpointre.com)

# Property Overview

<b>Property Address</b>	4397 Platte Ave Sedalia, CO, USA
<b>Lease Rate</b>	\$15.00/SF NNN
<b>Operating Expenses</b>	\$6.50/SF Estimated
<b>Unit SF</b>	2,550 SF
<b>Clear Height</b>	13'
<b>Drive-in Doors</b>	2 (12'x14' & 8'x10')
<b>Zoning</b>	<a href="#">CMTY - Sedalia Community</a>
<b>Year Built</b>	1999
<b>Power</b>	3-phase



## PROPERTY HIGHLIGHTS

- Excellent industrial/flex opportunity in Sedalia, Colorado
- Highly accessible location near Santa Fe Drive / US Highway 85, with convenient connectivity to Castle Rock, Highlands Ranch, and the greater south metro area
- Short drive to Castle Rock's major retail outlets, shopping amenities, restaurants, and business services
- Functional space well-suited for industrial users, contractors, service businesses, and flex operators seeking proximity to Castle Rock and the surrounding growth corridor
- Potential for light outdoor/vehicle storage (inquire for additional details)



# Location Overview



# Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	250	1,646	38,640
2025 Estimate	227	1,437	35,232
Growth 2025-2030	10.1%	14.5%	9.8%
Average Age	40	45	40
Average Household Income	\$291,100	\$230,800	\$225,700

# 4397 Platte Avenue

SEDALIA · CO

## INDUSTRIAL SPACE FOR LEASE

**navpoint**  
REAL ESTATE GROUP



**STEELE LUOMA** • ASSOCIATE  
720.800.2133  
[steele.luoma@navpointre.com](mailto:steele.luoma@navpointre.com)



**JEFF BRANDON, SIOR** • PRINCIPAL  
303.870.4091  
[jeff.brandon@navpointre.com](mailto:jeff.brandon@navpointre.com)