

DELIVERY MAY 2019!



PROPERTY HIGHLIGHTS

Great NEW Flex/Industrial/Retail space available at Salazar Way and I-25 Frontage Road in Frederick, CO. The front 10,000 SF can be flex, showroom/quasi-retail and office space with the possibility of expanding into the Mezzanine.

The location is easy access to Denver, Boulder and Longmont - with excellent signage along I-25, and fantastic views of the mountains. Available for tenant finish today. Call listing agents for more information.

Lease Rate: \$13.50-\$14.50/SF
Available: Immediately

Other: Outdoor Staging/
Storage Area

Zoning: Industrial
Parking: Per code

Building Fully Sprinkled

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

CONTACT US

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FLEX/OFFICE/RETAIL SPACE FOR LEASE

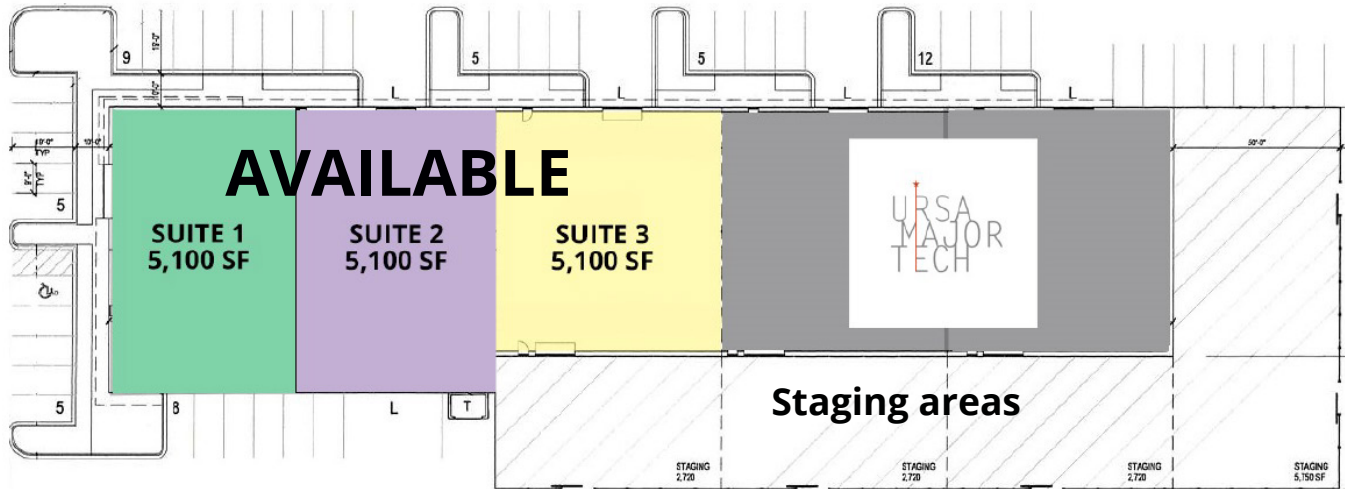
PARK 4040 - 25,000 SF (NEW CONSTRUCTION)

Colorado
Group

FREDERICK, CO 80530

PROPERTY FLOOR PLAN

25,000 SF (NEW CONSTRUCTION)



- New construction multi-tenant flex/office building
- Individual suites from 5,100-15,300 SF
- 20' clear height and mezzanine available
- Outdoor staging and storage area adjacent to building
- Per code
- Excellent I-25 exposure
- Additional lots available in the park for purchase and/or build-to-suit
- Mountain views

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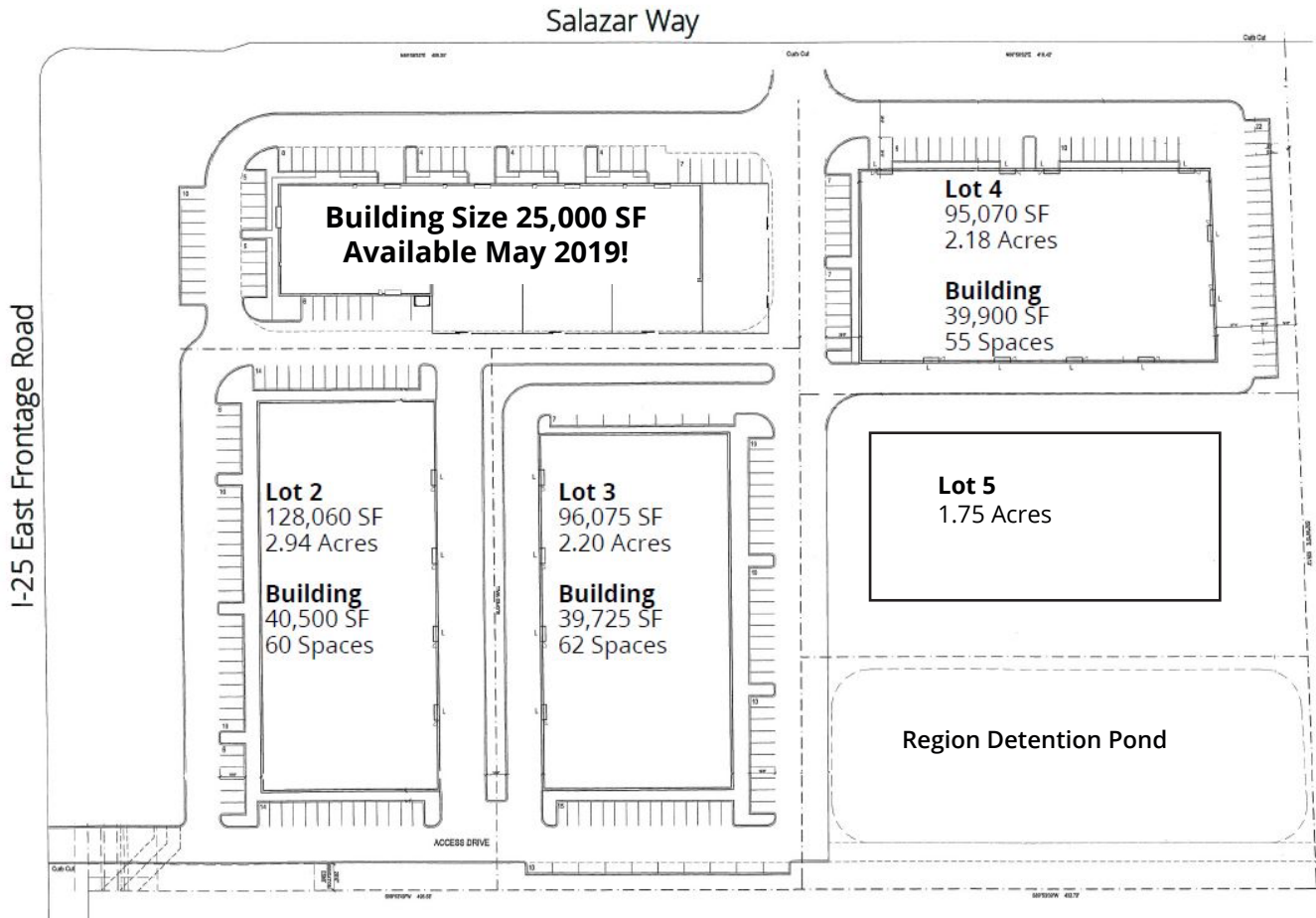
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PROPERTY INFORMATION

Available Lots - Build to Suit



LOTS AVAILABLE - FOR BUILD TO SUIT

Finished Lots

Lot 2 Size:	2.94 Acres
Lot 3 Size:	2.20 Acres (Lot 2 & 3 can be combined)
Lot 4 Size:	2.18 Acres
Lot 5 Size:	1.75 Acres

- I-25 Highway visibility
- Region detention pond
- Fiber to the site
- Utilities to the site
- All offsite improvements complete
- Lots 2 and 3 can be combined

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PROPERTY INFORMATION



Traffic Counts
Salazar Way and I-25

VPD
84,000*

Demographics

Population
Average HH Income \$149,554
Daytime Population

1 Miles
650
\$101,809
920
*CDOT

3 Miles
21,804
\$96,125
6,846

5 Miles
38,130
12,191

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