



3540

STATE HIGHWAY 52, UNITS A1 & A2
FREDERICK, CO 80516

FOR LEASE
\$14.00/SF (NNN)



2,250 - 4,500 SF
AVAILABLE AUG 2026

PHIL DANKNER

SENIOR VICE PRESIDENT

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 **UNIQUE**
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Lease Rate:	\$14.00/SF NNN
Sale Price:	\$990,000
Price/SF:	\$220/SF
Drive-In Doors	2 (10' x 10') One per unit
Unit A1	2,250 SF
Unit A2	2,250 SF
Combined	4,500 SF



PROPERTY DESCRIPTION

The property is a 4,500 square foot standalone industrial building in the Emerald Workshop Industrial Park. The property is currently occupied, but existing leases expire August 2026 and the property can be repositioned for full or partial owner occupancy.

- Great location | Immediately off of Highway 52
- Close proximity to Interstate 25 | 0.5 Miles Away
- High ceilings | 26 ft Clear span
- Great power | 400 Amp 3 Phase (To be verified)
- Abundant Parking | 6 Exclusive Spaces
- Permissive BLI Zoning
- Owner/User Opportunity: Existing in-place leases expire at the end of August 2026.
- The property can be repositioned for full or partial occupancy.

LEASE OPPORTUNITY



LEASE OVERVIEW

Building A is divided into two individual flex industrial condominium units, each comprising 2,250 square feet. Units may be leased separately or combined for a total of 4,500 square feet, providing flexibility to accommodate a wide range of user requirements. Each unit features its own dedicated ADA compliant restroom, grade level overhead door, and hanging radiant heat HVAC system. A wet sprinkler system services the entire building.

UNIT A1	2,250 SF	AVAILABLE
UNIT A2	2,250 SF	AVAILABLE
COMBINED	4,500 SF	AVAILABLE

LEASE HIGHLIGHTS

- Lease rate of \$14.00/SF/Year NNN
- Units available individually or combined
- Flexible lease terms
- 26-foot clear height
- One 10' x 10' grade level overhead door per unit
- ADA compliant restroom in each unit
- Hanging radiant heat HVAC
- Wet sprinkler system throughout
- 400 Amp, 3 Phase power (to be verified)
- 6 exclusive parking spaces
- Permissive BLI zoning accommodating a wide variety of uses
- Immediate access to Highway 52 and I-25

PROPERTY SUMMARY



4,500

BUILDING SQ. FT.



1

STORIES



2018

Y.O.C.



WELD

COUNTY



BLI

ZONING



TWO (2) 10' x 10'

DRIVE-IN LOADING DOOR



26'

CEILING HEIGHT



400 AMP | 3 PHASE

POWER (TO BE VERIFIED)

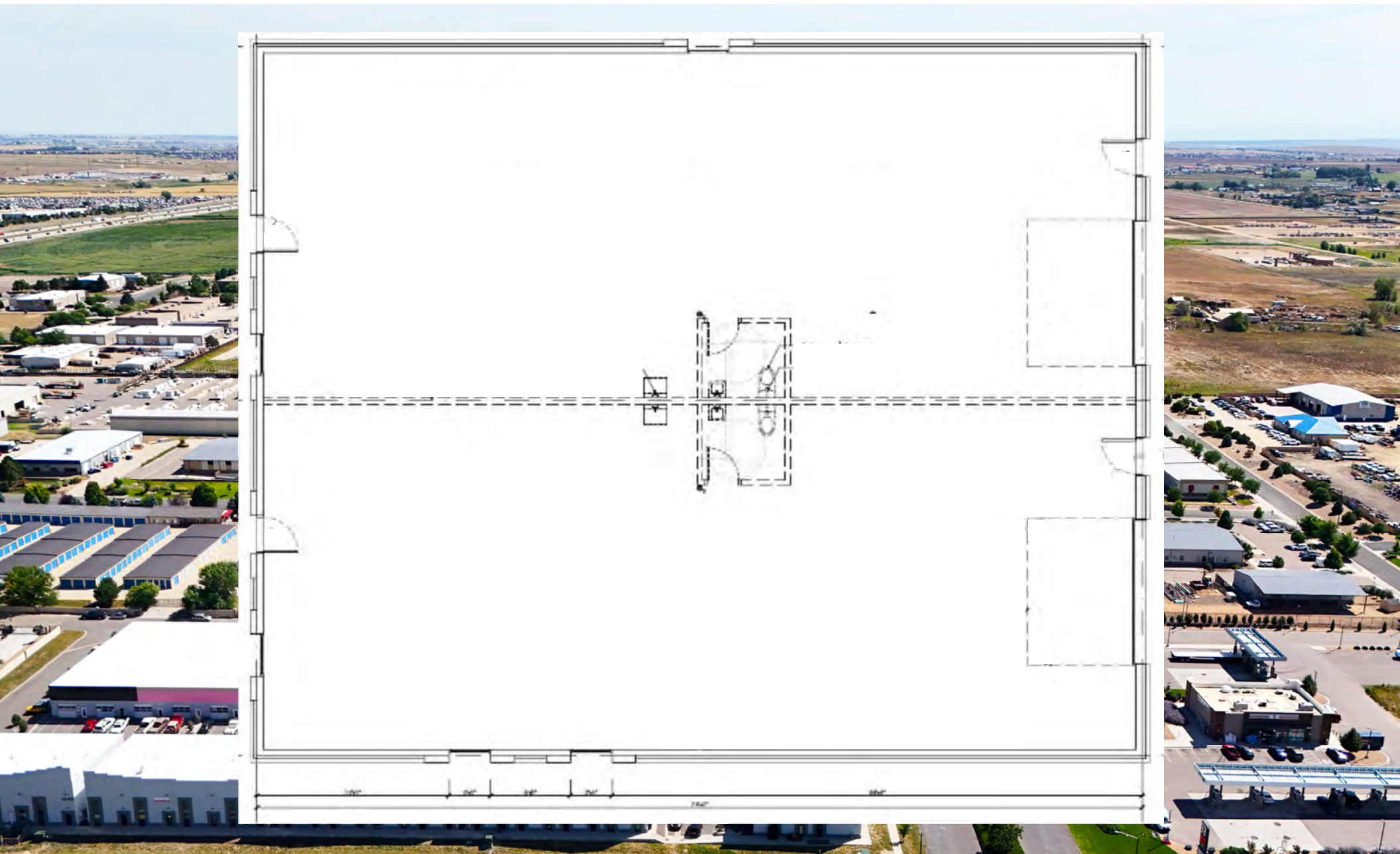


\$24,103.60

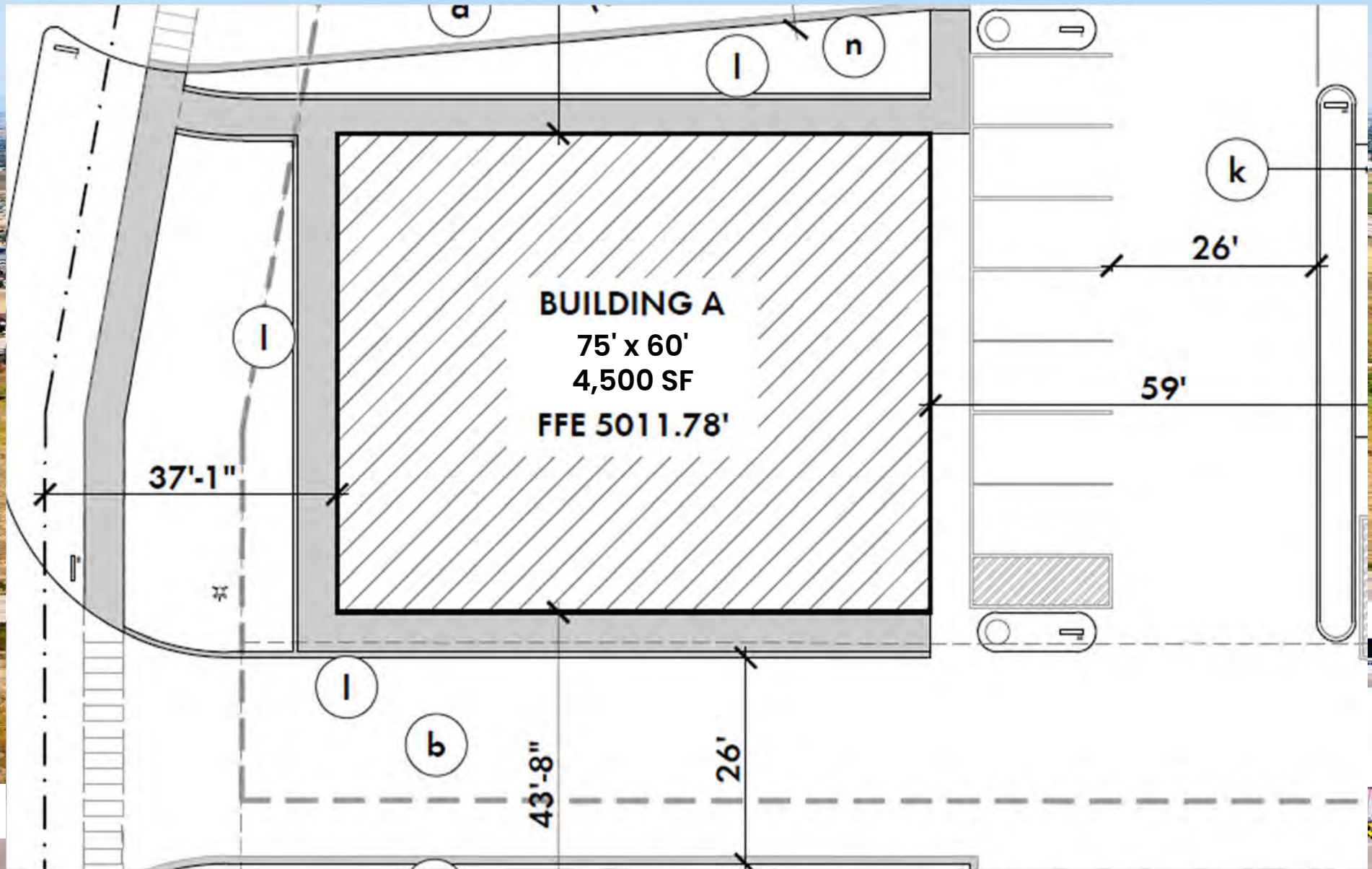
PROPERTY TAXES (2025)



PROPERTY FLOORPLAN



PROPERTY LAYOUT



AERIAL (LOOKING WEST)



AERIAL (LOOKING EAST)



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	3,411	5,377	16,005
2024 Estimate	2,823	4,539	13,547
2010 Census	2,215	3,078	10,820
Growth 2024-2029	20.83%	18.46%	18.14%
Growth 2020-2024	27.45%	47.47%	25.20%
Median Age	36.90	37.10	37.20
Average Age	35.70	36.30	36.50
2024 Population by Race:			
White	2,193	3,389	10,219
Black	16	26	106
Am. Indian & Alaskan	6	16	64
Asian	227	273	578
Hawaiian & Pacific Island	2	2	11
Other	380	832	2,569
Hispanic Origin	395	968	3,015
U.S. Armed Forces:			
Households:	0	0	0
2029 Projection	1,099	1,772	5,252
2024 Estimate	907	1,494	4,434
2010 Census	710	998	3,518
Growth 2024-2029	21.17%	18.61%	18.45%
Growth 2020-2024	27.75%	49.70%	26.04%
Owner Occupied	861	1,346	3,971
Renter Occupied	46	147	464
2024 Avg Household Income	\$158,504	\$155,379	\$145,482
2024 Med Household Income	\$134,110	\$129,946	\$119,932

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	37	66	270
\$25,000 - \$50,000	36	69	228
\$50,000 - \$75,000	82	152	534
\$75,000 - \$100,000	123	190	591
\$100,000 - \$125,000	132	233	745
\$125,000 - \$150,000	118	187	466
\$150,000 - \$200,000	167	257	723
\$200,000+	211	340	877
2024 Population by Education:			
Some High School, No Diploma	49	88	390
High School Grad (Incl Equivalency)	363	608	1,889
Some College, No Degree	552	930	2,914
Associate Degree	91	156	417
Bachelor Degree	502	814	2,377
Advanced Degree	371	548	1,415
2024 Population by Occupation			
Real Estate & Finance	115	193	589
Professional & Management	1,073	1,663	4,655
Public Administration	57	103	340
Education & Health	425	616	1,730
Services	225	358	919
Information	154	183	370
Sales	192	444	1,679
Transportation	4	6	10
Retail	62	171	804
Wholesale	78	114	316
Manufacturing	277	383	925
Production	162	262	987
Construction	113	185	592
Utilities	70	132	520
Agriculture & Mining	48	62	118
Farming, Fishing, Forestry	0	0	8
Other Services	48	97	347



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TCN
COMMERCIAL
REAL ESTATE SERVICES

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