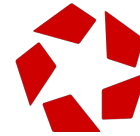


FLEX SPACE FOR SALE
3752 Imperial St. Units D - G

follow us



Units D - G

G

F

E

D(Under Contract)



Kyle Conarro
Broker | Partner
(303) 827-9436
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Jim Ditzel
Managing Broker
(303) 931-7341
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Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
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Fully Leased With Option for Owner-User to Occupy 3,173sf

Located in a strategic area of Frederick with easy access to two major highways, these four industrial condominiums are a fantastic investment opportunity!

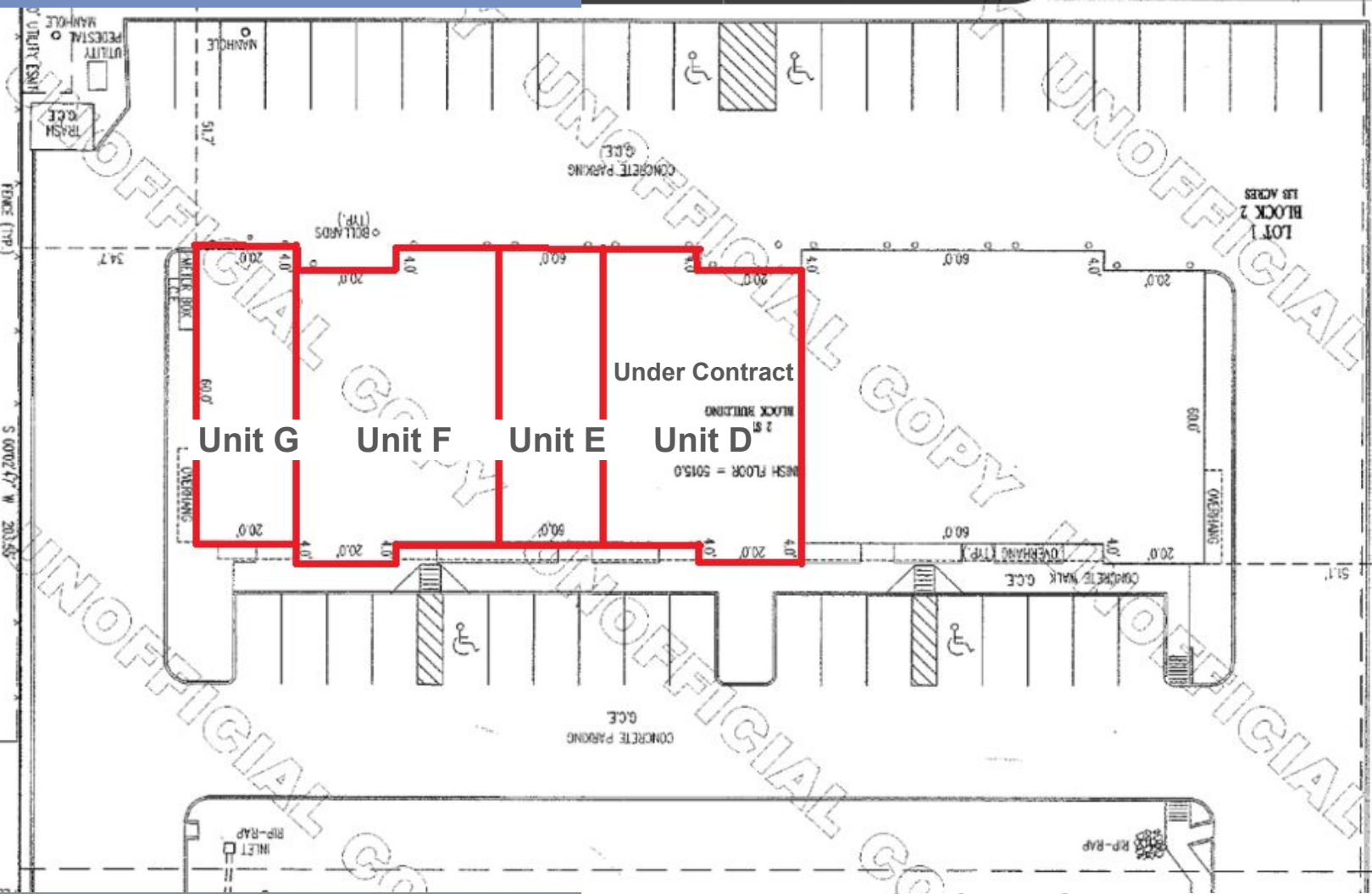
- Units E & G are currently leased out at attractive lease rates.
- **Units F can be available in 30 - 60 days for occupancy, ideal for an owner-user OR Owner will leaseback unit at market rates.**
- Can buy individual units, 1 condo or up to all 4.

This property offers both investment potential and a new home for an owner user looking for easy access to I - 25, making it an excellent choice for businesses seeking prime industrial space with an income-generating aspect.

Call us for more information and to set up a tour

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SPACE INFO

Size (4 Condos) 9,505 sf

Asking Price (All 4) \$2,300,000

| Unit | Price | Total SF | Office sf | WH / Mezz |
|------|--------|----------|-----------|-----------|
| E | \$375k | 1,582 | 382 | 1,200 |
| F | \$825k | 3,173 | 773 | 2,400 |
| G | \$385k | 1,582 | 382 | 1,200 |



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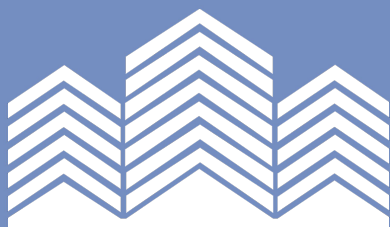
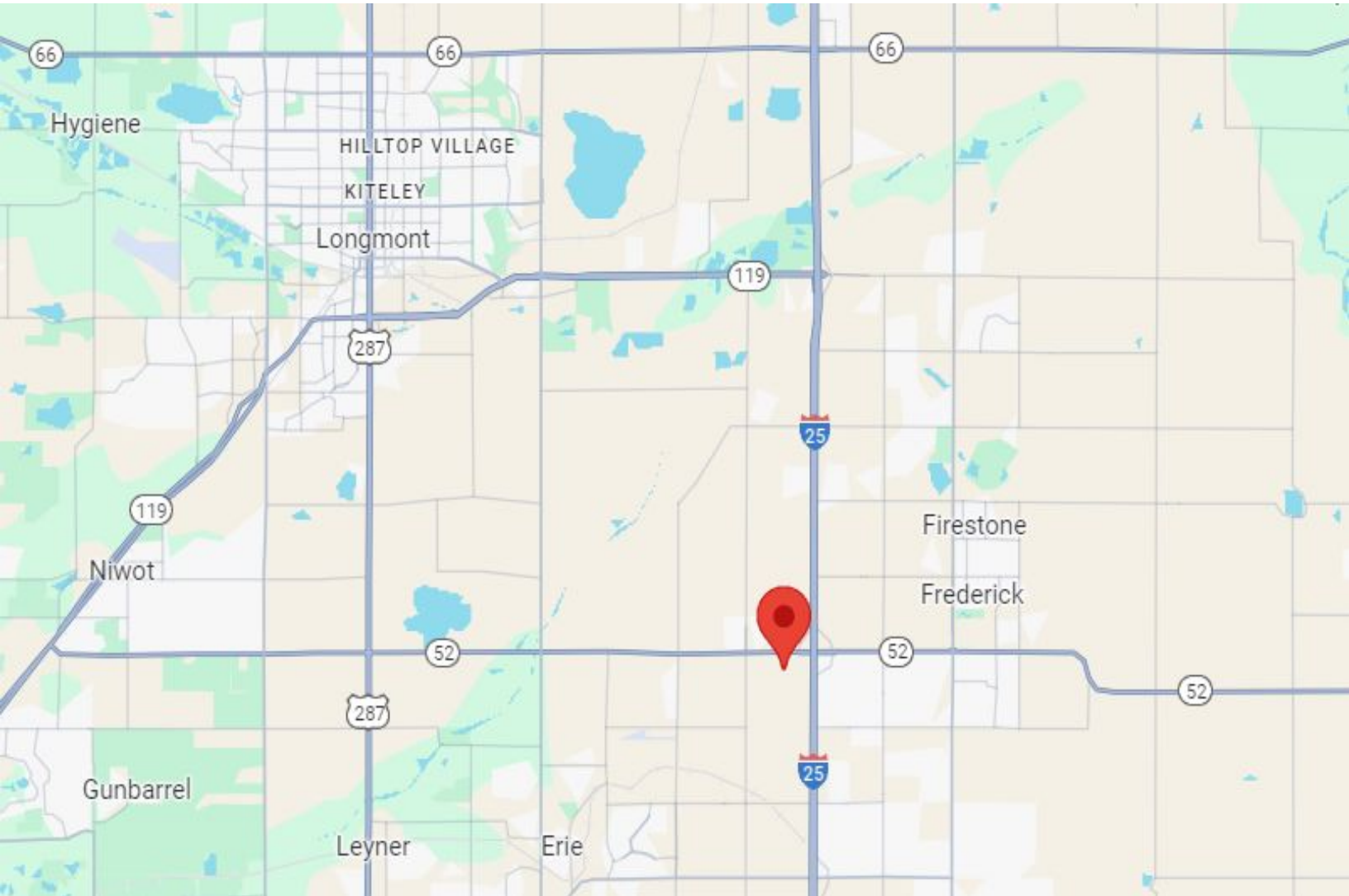
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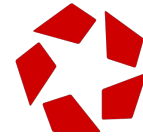
- Ceiling Clear Height: 20 ft
- 1-2 Overhead Door Per Unit: 14' x 14'
- Power: 3 Phase (250 - 400 Amp)
- Zoning: (I) Industrial District, Frederick
- Sprinkled
- 4 parking spots per unit
- Built in 2002
- 1 BA per Unit

Call us for more information and to set up a tour!

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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Unit E



Unit E



Unit F



Unit D



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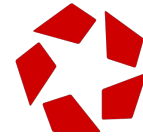
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Unit F



Unit D



Unit E



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