



For lease

**13,750-34,688 SF with premier I-25 visibility**

Warehouse/ R&D /Showroom

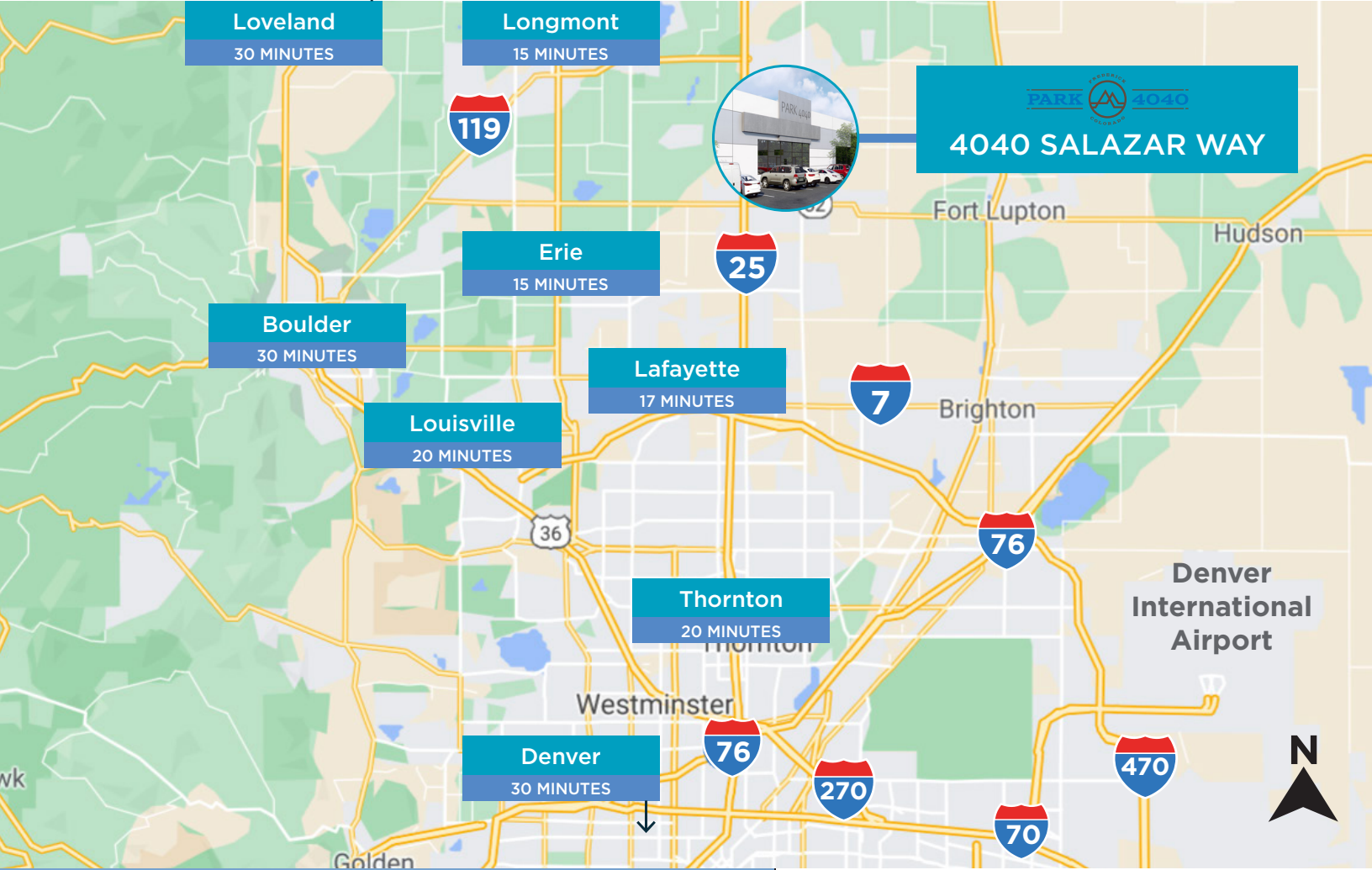
# 4040 Salazar Way

Frederick, CO

Construction Starting Q4 2024

**Delivering Fall 2025**





## Building Features



### Bldg Size

55,500 SF

### Available Size

34,688 SF (divisible to 13,750 SF)



### Parking

Ratio: 2/1,000



### Spec Office

Approx. 2,500 SF



### Clear Height

28'



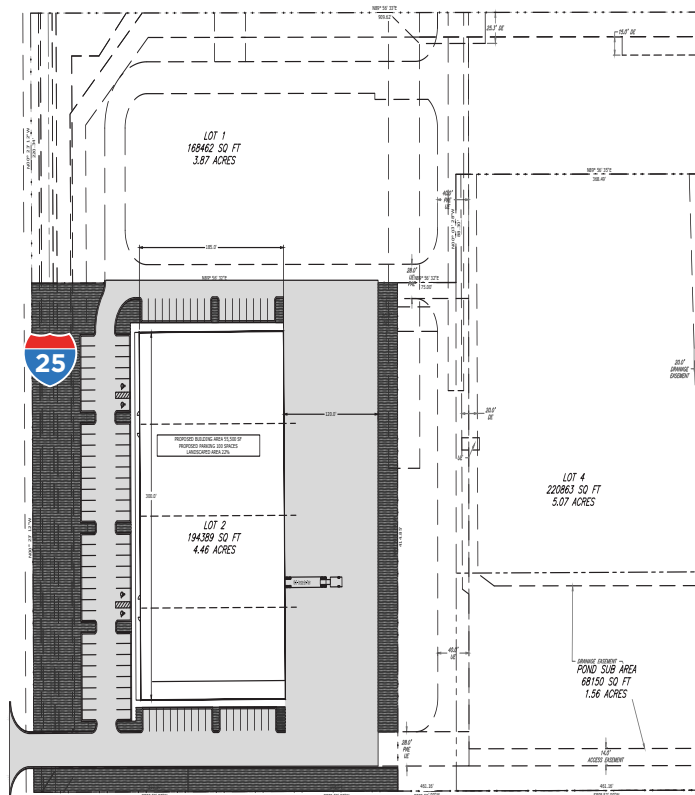
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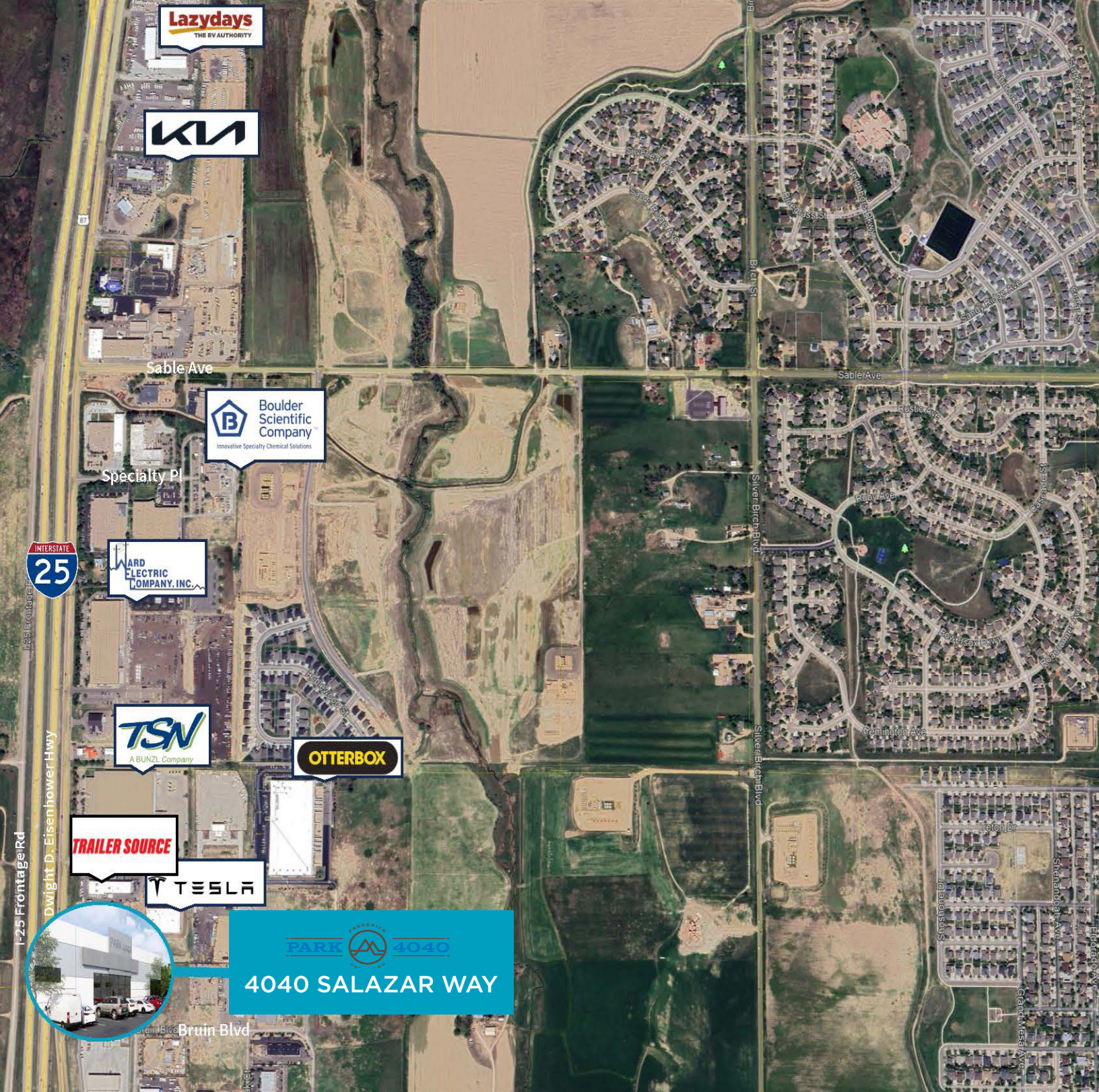
4 dock high doors  
4 oversized drive in doors



### Heavy Power

2,500 Amps,  
3 Phase





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