

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







## Building Features



Bldg Size 55,500 SF Available Size 34,688 SF (divisble to 13,750 SF)



Parking
Ratio: 2/1,000



Clear Height 28'



**Spec Office** Approx. 2,500 SF



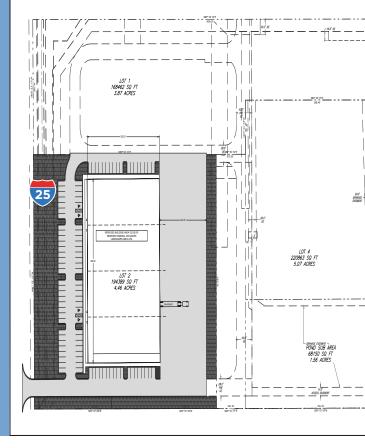
Loading

4 dock high doors 4 oversized drive in doors



Heavy Power

2,500 Amps, 3 Phase







## **Patrick McGettigan**

+1 303 217 7956 Direct

+1 512 799 1700 Mobile patrick.mcgettigan@jll.com







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