

7501 | **MILLER DRIVE**
FREDERICK, CO 80504

LEASE RATE
\$11.00 SF/YR (NNN)



MANUFACTURING FACILITY
FOR SUBLEASE



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	7501 Miller Drive Frederick, CO 80504
Lease Rate	\$11/SF + NNN
NNN Expenses	\$6.37/SF
Warehouse SF	14,578 SF
Office SF	13,626 SF
Total Building Size	28,204 SF
Lot Size	4 AC (174,641 SF)
Year Built	1998
Zoning	I (PUD)
Sprinklered	Yes

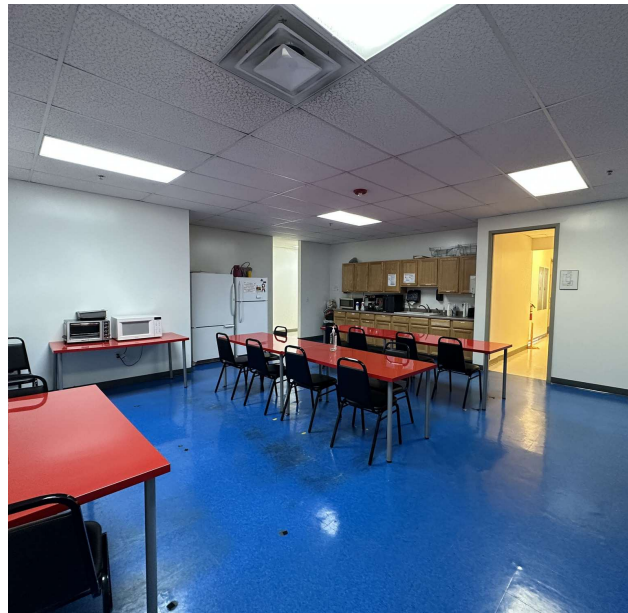
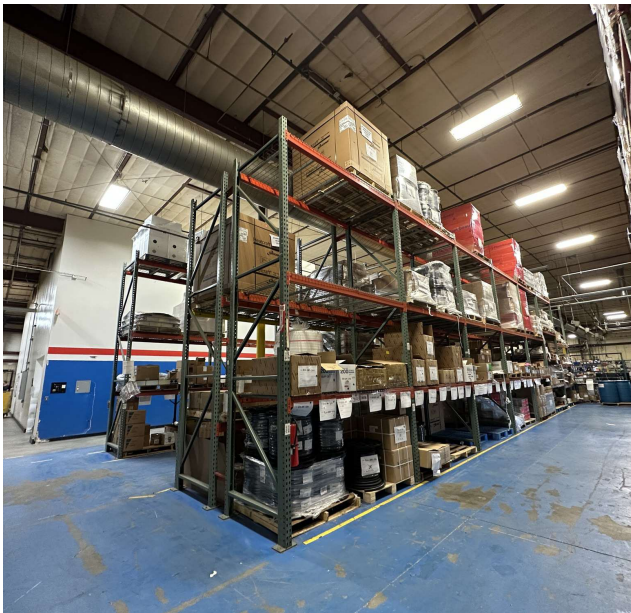
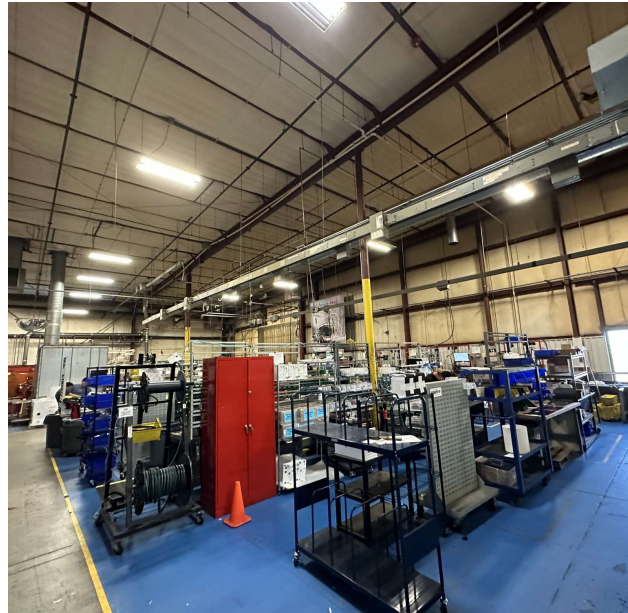
PROPERTY DESCRIPTION

7501 Miller Drive is an exceptional opportunity to lease a premier industrial building in the highly desirable submarket of Frederick, CO between Denver and Fort Collins along I-25. The building was constructed in 1998 and features sealed concrete and tile flooring, high intensity task lighting, high capacity electrical systems, and loading docks. The property offers the perfect mix of production, manufacturing, shipping/receiving area, and office space making it an amazing move-in ready opportunity for a tenant.

- Move-in ready manufacturing facility
- Ample parking
- Great access to I-25 and Denver International Airport.
- Additional 2 Acre yard available (Outdoor storage allowed if screened)
- 3 Drive-Ins and 1 Dock-High



ADDITIONAL PHOTOS



FLOOR PLAN

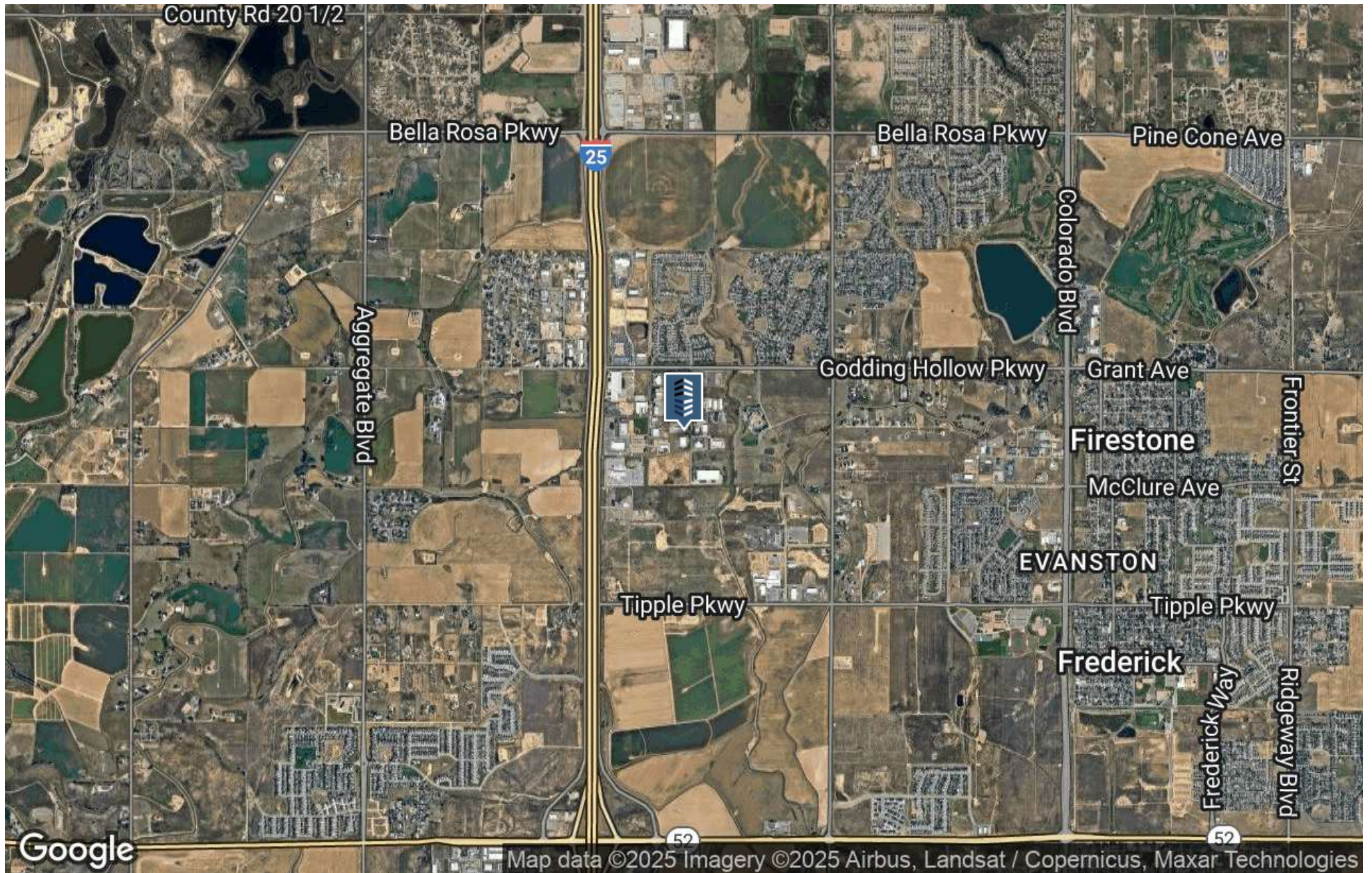
- OFFICE
- WAREHOUSE



SITE AERIAL



LOCATION MAP





SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com