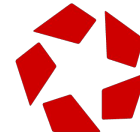
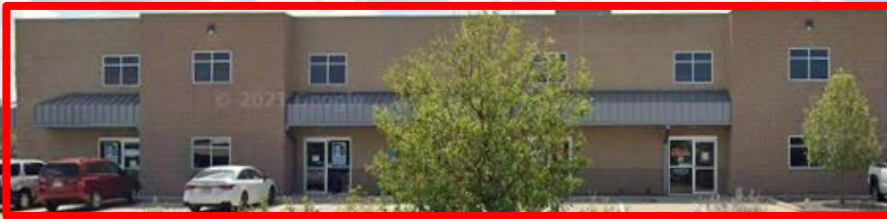


FLEX SPACE FOR SALE
3752 Imperial St. Units D - G

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Units D - G



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FLEX SPACE FOR SALE

3752 Imperial St. Units D - G

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

- Two units currently leased on short-term agreements, offering immediate rental income.
- Two joined units available in 60-90 days for occupancy, ideal for an owner-user looking to take advantage of the space.
- Must purchase all 4 condos. Can occupy units F & G within 60 days.

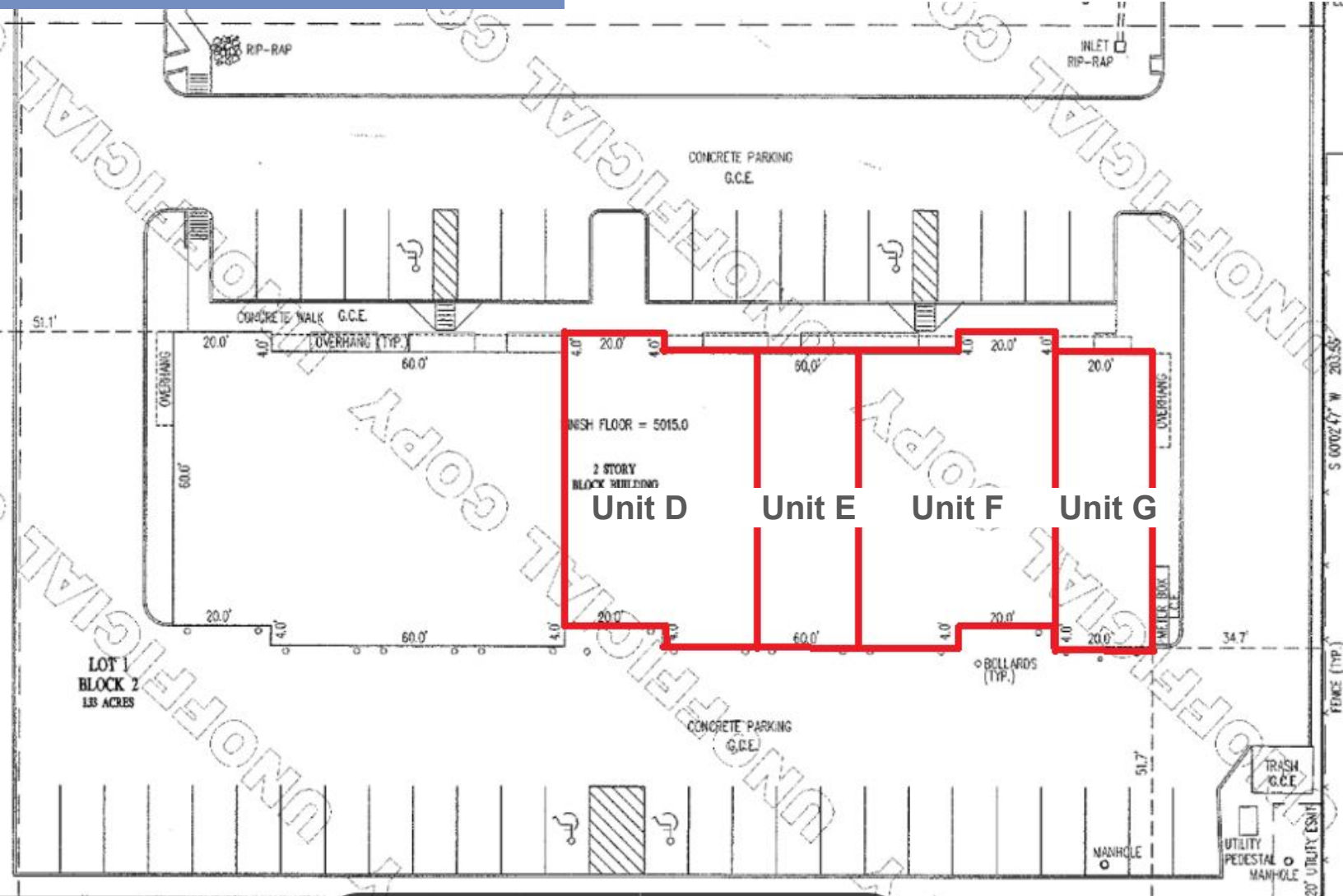
This property offers both investment potential and a new home for an owner user looking for easy access to I - 25, making it an excellent choice for businesses seeking prime industrial space with an income-generating aspect.

Call us for more information and to set up a tour

FLEX SPACE FOR SALE

3752 Imperial St. Units D - G

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SPACE INFO

Size **9,505 sf**

Purchase Price **\$2,300,000**

Unit	Total SF	Office sf	WH / Mezz	Lease Term
D	3,173	773	2,400	1/31/26
E	1,582	382	1,200	7/31/25
F & G	4,750	1,150	3,600	Mo to Mo



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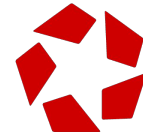
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Unit E



Unit E



Unit D



Unit D



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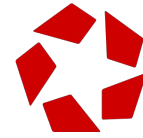
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Unit F



Unit F



Unit E



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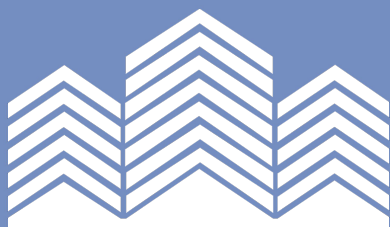
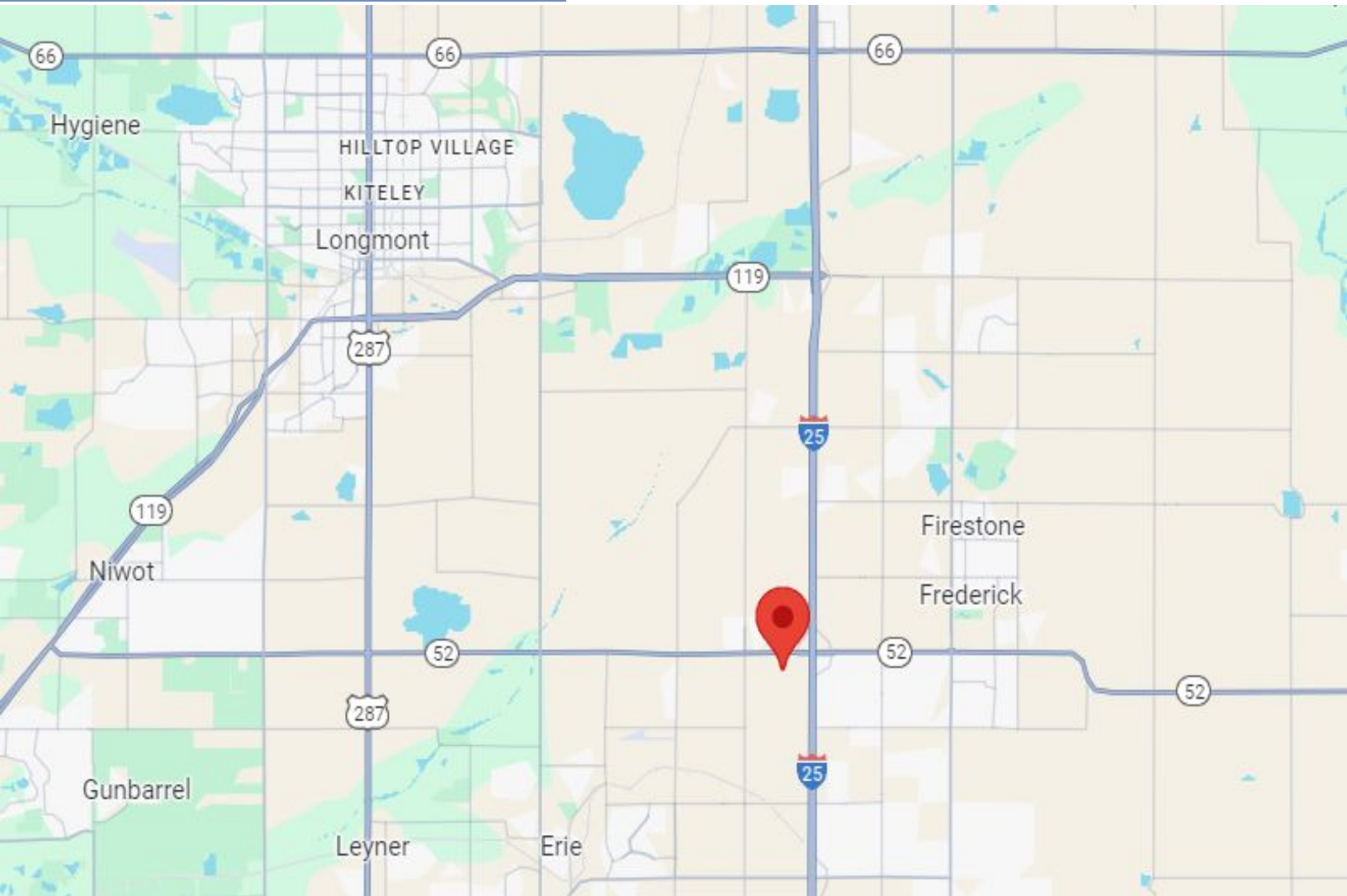
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- Ceiling Clear Height: 20 ft
- 1-2 Overhead Door Per Unit: 14' x 14'
- Power: 3 Phase (250 - 400 Amp)
- Zoning: (I) Industrial District, Frederick
- Sprinkled
- 4 parking spots per unit
- Built in 2002
- 1 BA per Unit

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

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