

INDUSTRIAL LAND FOR SALE

LOT 1 SIZE: 4.2 ACRES - OFFERED AT \$1,650,000 (\$9/SF)

LOT 2 SIZE: 4.4 ACRES - OFFERED AT \$1,725,000 (\$9/SF)



- Fully entitled land parcels
- All utilities brought to the property, including: Water, Electricity, Gas, Sewer & Internet
- Approved for outdoor storage with up to two 30k SF industrial/flex buildings

*Buyer to purchase CBT shares per their use

RACHEL ROHRIG

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4606-4700 FALCON PLACE FREDERICK, CO

↑ 38.1 MI | 46 MINS
FORT COLLINS



GODDING HOLLOW PKWY



FREDERICK TOWN
PUBLIC WORKS



TIPPLE PKWY

← 22.5 MI | 31 MINS
BOULDER



FIRESTONE
LAKE



COLORADO BLVD

LABOR FORCE
WITHIN 10 MI
120,525

HOUSING GROWTH
5,661 Current Dwelling Units
2,769 Residential Lots in Process

DIVERSE WORKFORCE
in Manufacturing,
Biosciences, Aerospace,
R&D, Energy and more.

DOWNTOWN



30 MI | 34 MINS
↓ DENVER

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



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