

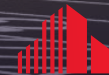
5520 IRIS PARKWAY

Frederick, CO 80504

INDUSTRIAL BUILDING WITH 1-ACRE YARD FOR SALE OR LEASE

Sale Price: Negotiable

Lease Rate: \$19.00-\$23.00/SF NNN



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

Positioned in the growing Frederick market, **5520 Iris Parkway** offers a prime opportunity for light industrial users seeking modern space with flexible options for sale or lease. Available in late Q3 2026, this future development is designed to accommodate a range of industrial needs, featuring a 1-acre fenced yard, customizable office buildout, and the potential for a loading dock. With excellent access to I-25 and Highway 52, the property provides convenient connectivity to both the Denver Metro area and Northern Colorado.

Please contact the listing brokers for additional information.

Sale Price: Negotiable

Lease Rate: \$19.00-\$23.00/SF NNN*

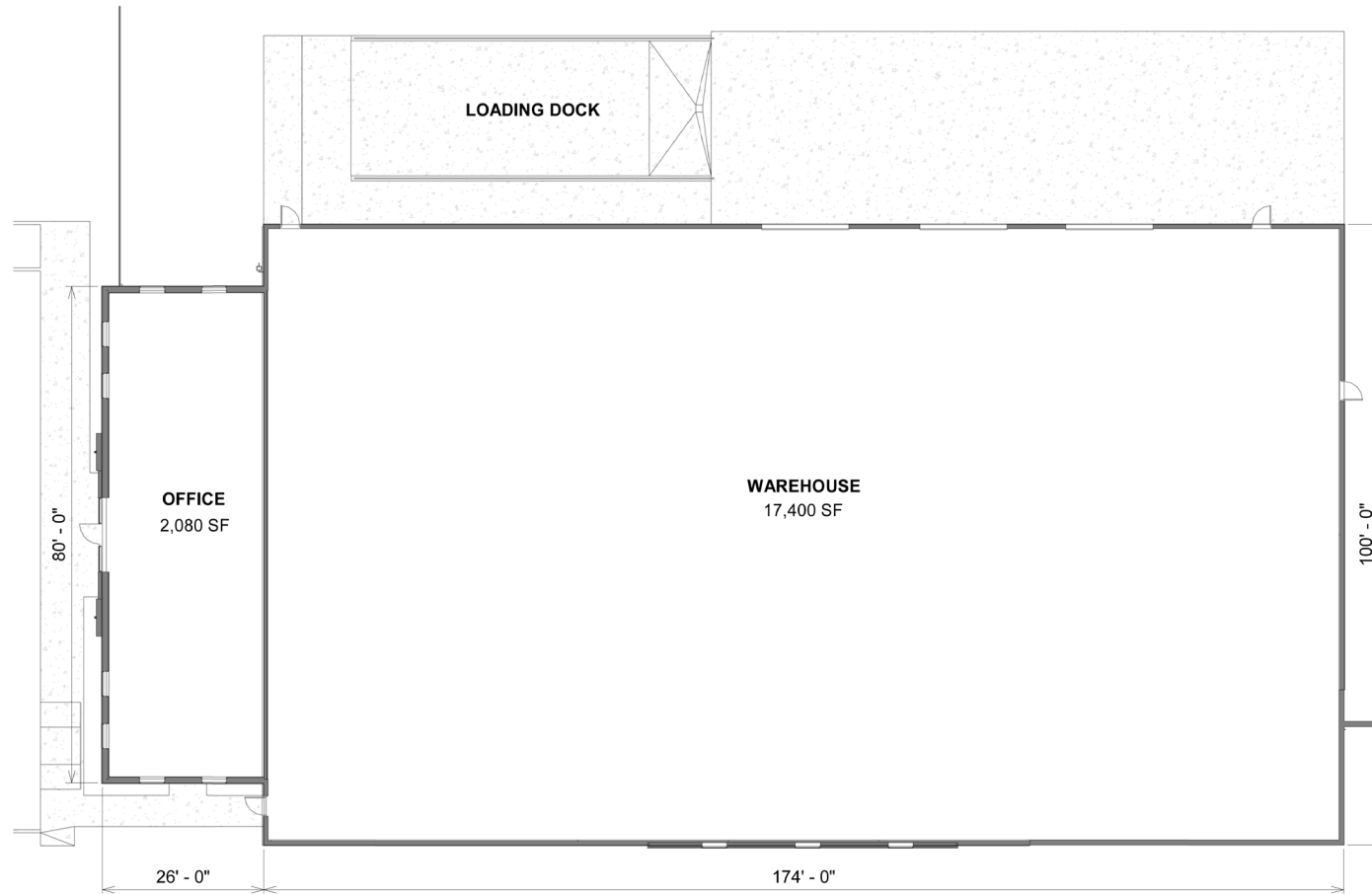
**Lease rate subject to TI requirements*

PROPERTY DETAILS

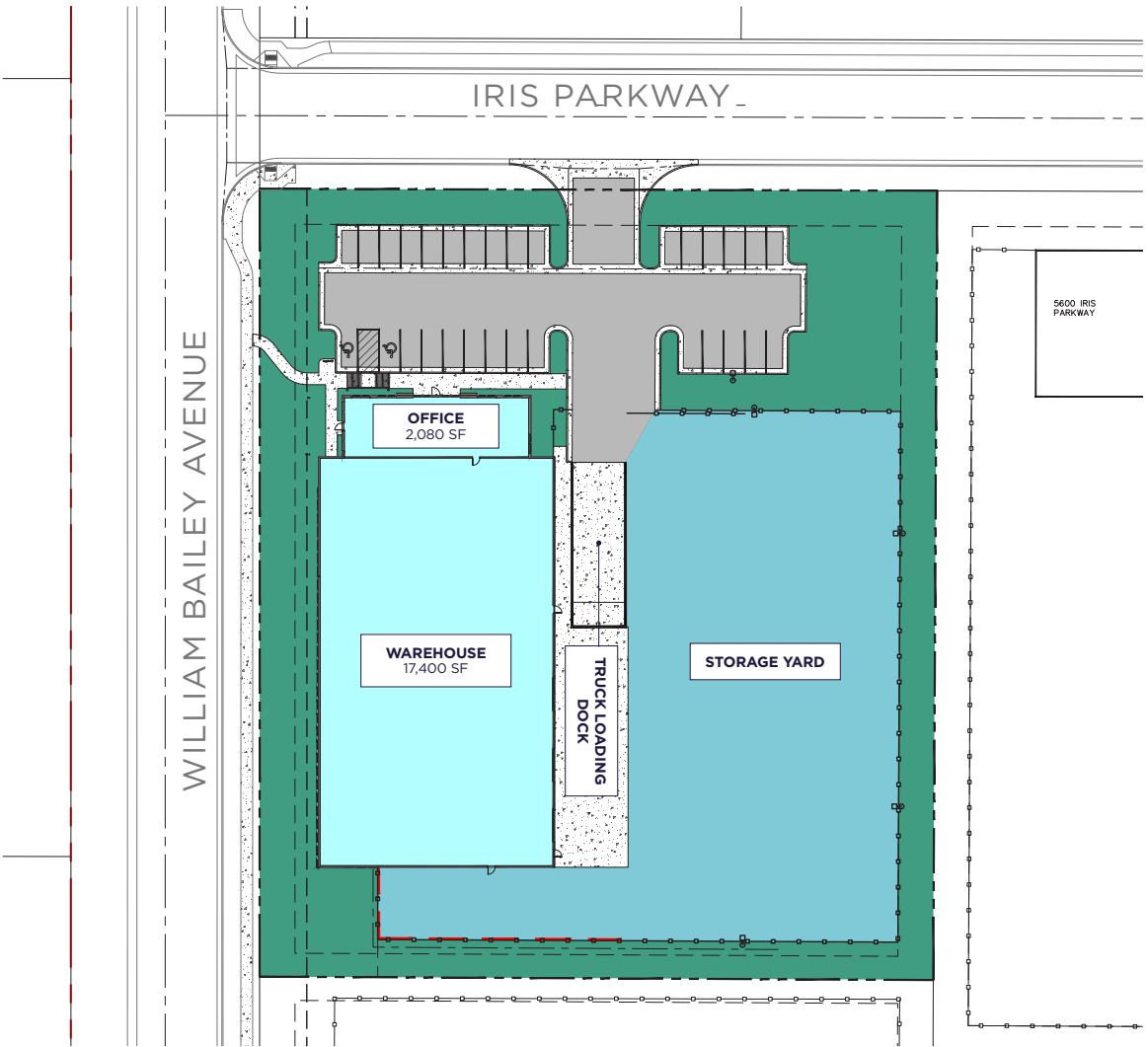
Building Size	19,480 SF
Site Size	2.2 Acres
Yard	Approx. 1 Acre Fenced with Recycled Asphalt
Loading	Three (3) 14'x16' Drive-In Doors Loading Dock Negotiable
Power	3-Phase, 480 Volt, 400 Amp
Sprinklers	Fully Sprinklered
Office	To Spec; Mezzanine Office Possible
Warehouse	Clear Span
Zoning	Business Light Industrial (Frederick) Link to Zoning Code
Delivery Date:	Late Q3 2026



FLOOR PLAN



SITE PLAN



ELEVATIONS



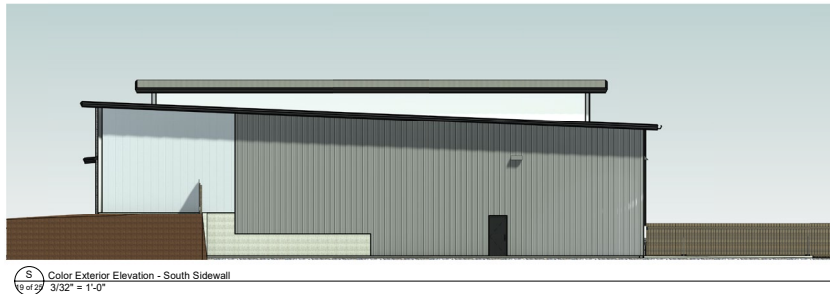
NORTH SIDEWALL



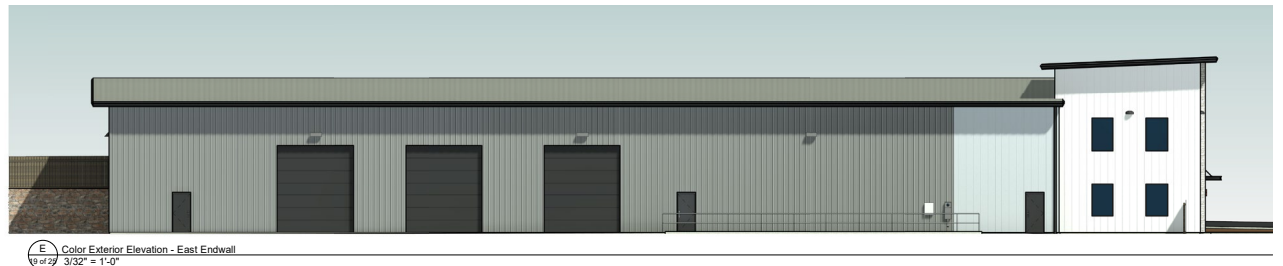
WEST ENDWALL



SOUTH SIDEWALL



EAST SIDEWALL



FREDERICK, COLORADO AT A GLANCE

The Town of Frederick is located on Colorado's beautiful Front Range of the Rocky Mountains. The Town comprises 14 square miles, located east and west of Interstate 25, south of State Highway 119, and along State Highway 52. Its current population of over 16,873 residents enjoys the Town's central location, allowing easy access to Denver and the northern metropolitan areas. The transportation network opens up a wide variety of major attractions less than 30 minutes away. At the center of the Carbon Valley area, including Firestone, Dacono, Mead, and Erie, Frederick stands out as a community hub for a larger population of 46,000. Community members enjoy unparalleled views of the Rocky Mountains, and recreational opportunities abound throughout the community's trails, parks, and open spaces. Educational amenities and community involvement opportunities allow Frederick's residents to take an active role in shaping the place they are proud to call home. As one of the fastest-growing communities in Colorado, Frederick is working hard to ensure that growth results in a cohesive community that preserves the small-town feel and rich heritage its residents have come to enjoy.

Source: www.frederickco.gov

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	17,560	45,945	188,794
2029 Pop. Projection	20,589	54,166	207,629
2024 Households	5,956	15,367	67,332
Avg. Household Income	\$125,123	\$125,182	\$128,594

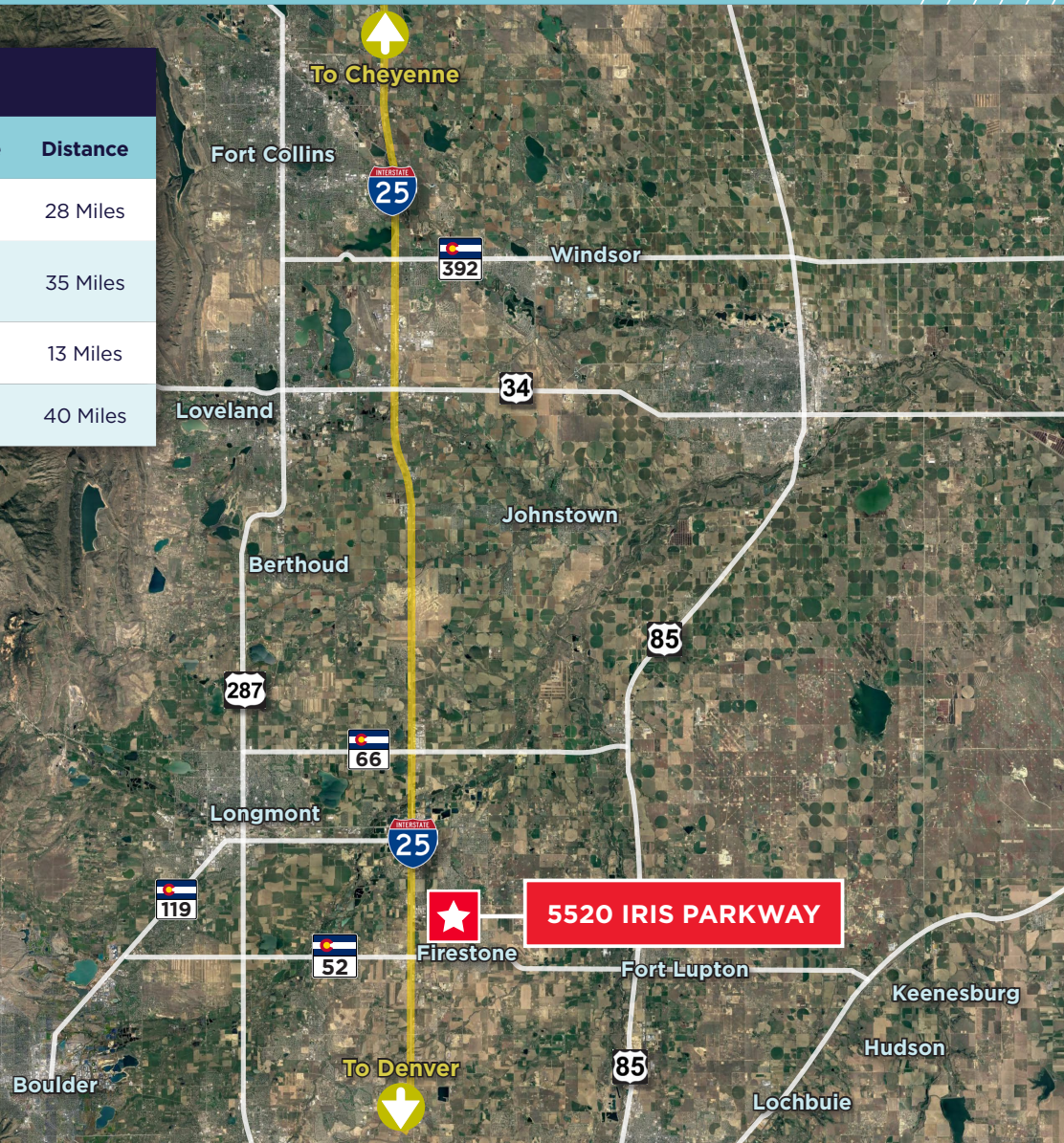
Source: CoStar, 2025



AERIAL MAP

DRIVE TIMES

Destination	Drive Time	Distance
Denver	41 Minutes	28 Miles
Denver International Airport (DEN)	36 Minutes	35 Miles
Longmont	24 Minutes	13 Miles
Fort Collins	47 Minutes	40 Miles



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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