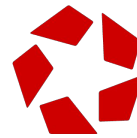


FLEX SPACE FOR SALE OR LEASE

3752 Imperial St. Units F & G

follow us



Units F & G

G F



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6800 N 79th St, # 103
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303.931.7341
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FLEX SPACE FOR SALE(F&G) or LEASE (G)

3752 Imperial St. Units F & G

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

- Units F & G available FOR SALE in 30 - 60 days for occupancy, ideal for an owner-user looking to take advantage of the space.
- 1,582 sf available for Lease as well
- Can buy Unit F and/or Unit G

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

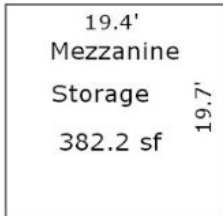
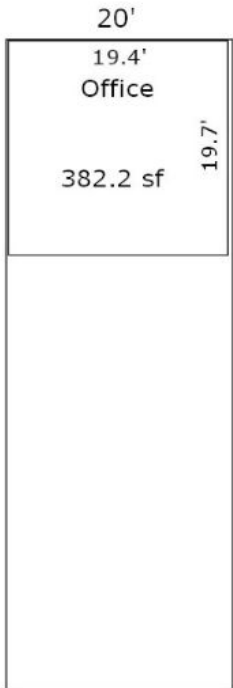
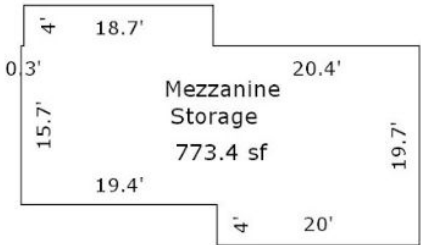
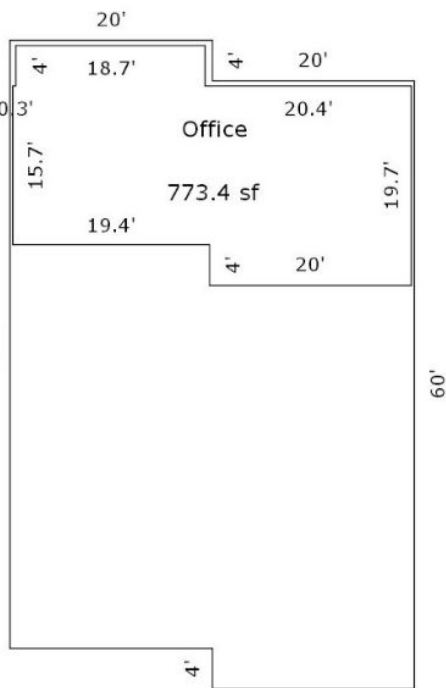
FLEX SPACE FOR SALE OR LEASE

3752 Imperial St. Units F & G

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Unit F

Unit G



SPACE INFO

Size (2 Condos) 1,582 - 4,755 sf

Asking Price (2 Condos) \$1,210,000

Lease Rate (G ONLY) \$15.00/sf NNN

Unit	Price	Total SF	Office sf	WH / Mezz
F	\$825,000	3,173	773	2,400
G	\$385,000	1,582	382	1,200



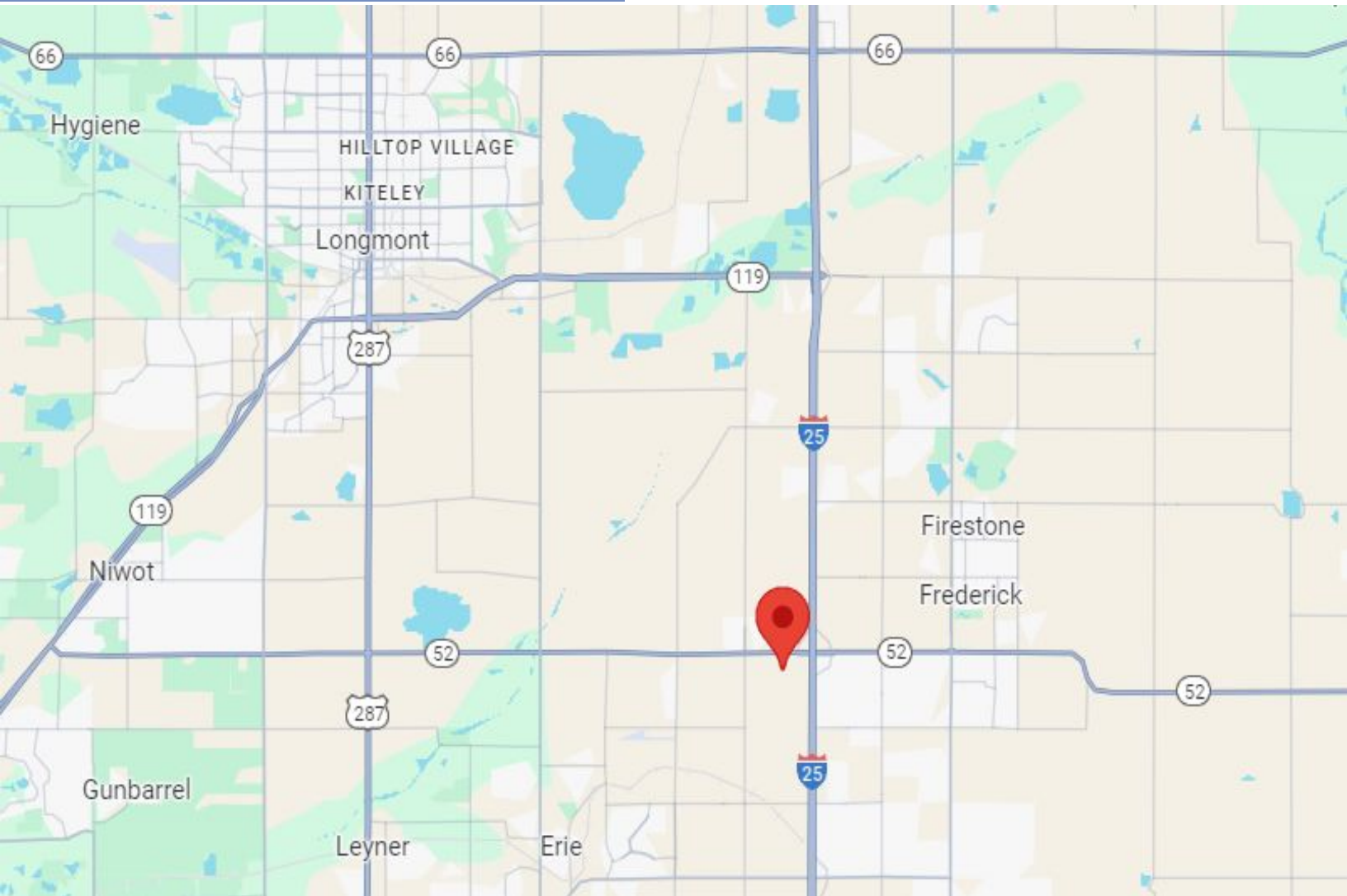
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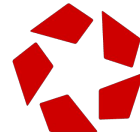
- Ceiling Clear Height: 20 ft
- 1-2 Overhead Door Per Unit: 14' x 14'
- Power: 3 Phase (250 - 400 Amp)
- Zoning: (I) Industrial District, Frederick
- Sprinkled
- Open Parking through HOA, Plenty of Parking
- Built in 2002
- 1 BA per Unit

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

All information provided is deemed reliable,
but is not guaranteed and should be independently verified

FLEX SPACE FOR SALE OR LEASE
3752 Imperial St. Units F & G

follow us



Unit E



Unit E



Unit F



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