

FOR LEASE | FLEX/INDUSTRIAL

# 7950 MILLER DRIVE

FREDERICK, COLORADO 80504



5,731 SF AVAILABLE WITHIN 30-60 DAYS



**FLEXIBLE OFFICE/WAREHOUSE READY FOR BUILDOUT**

**SIGNAGE OPPORTUNITIES AVAILABLE**

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## PROPERTY FEATURES

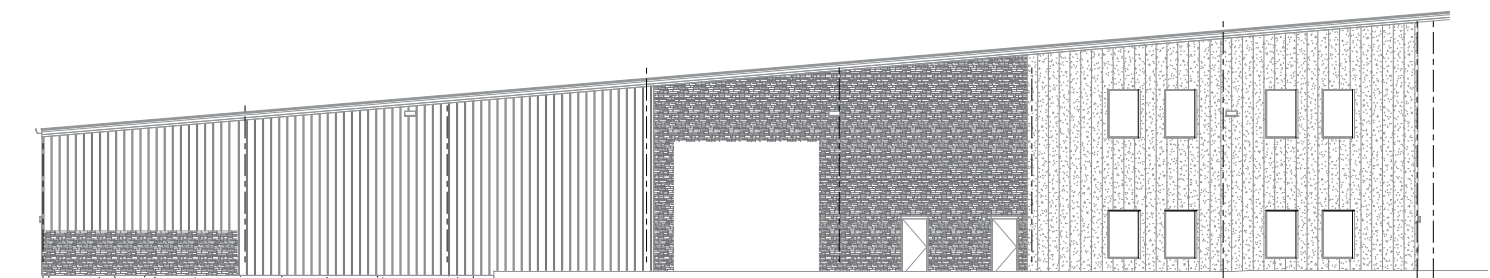
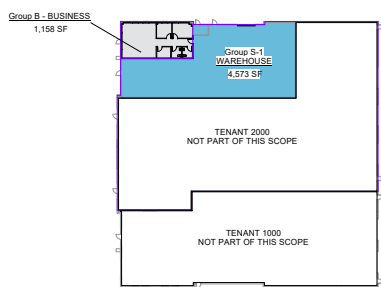
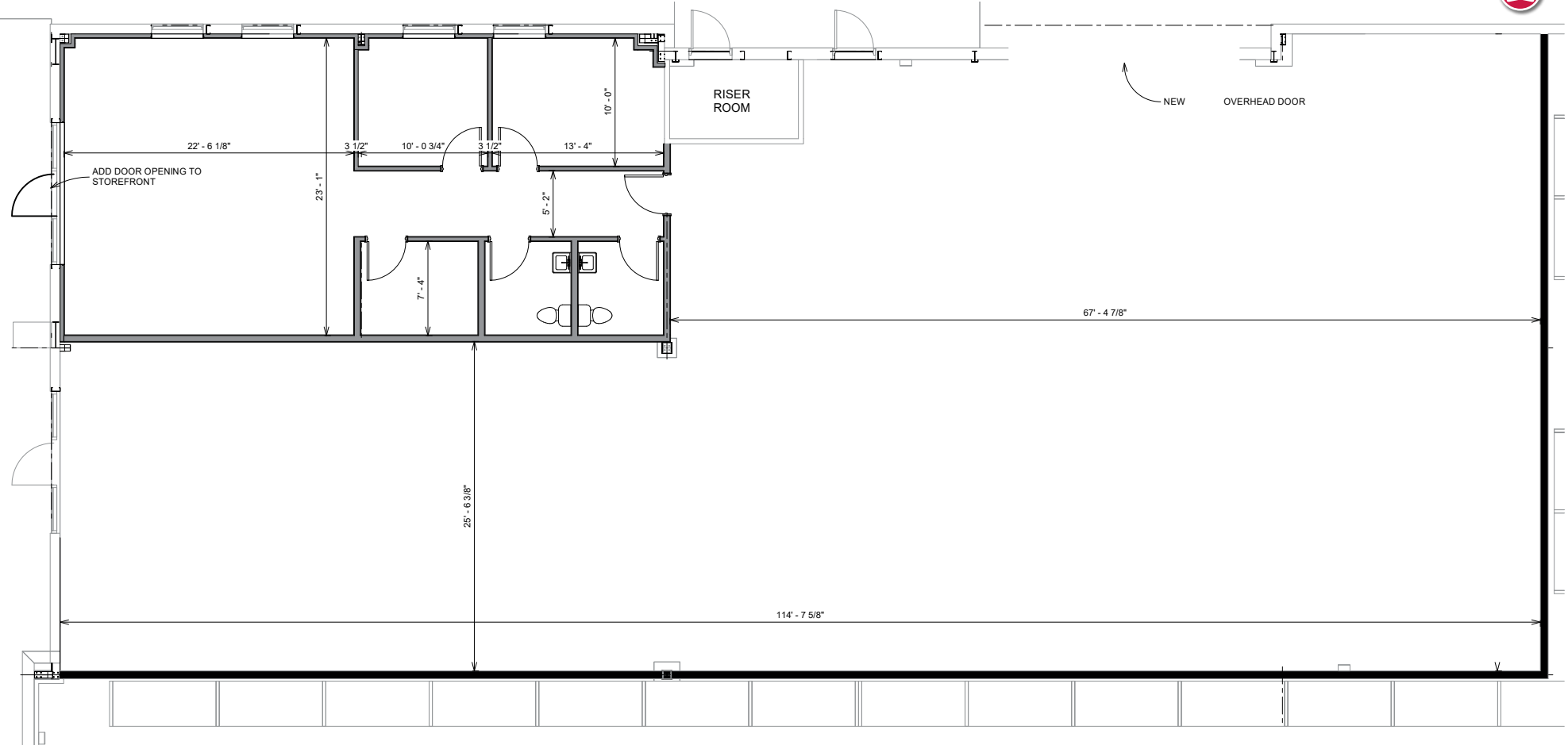
<b>AVAILABLE SF</b>	5,731 (Up to ±8,000 SF with Mezzanine)
<b>LEASE RATE</b>	\$18 SF/Year NNN
<b>BUILD OUT</b>	To Spec; TI Package Available
<b>DELIVERY DATE</b>	30-60 Days After Lease Execution
<b>CLEAR HEIGHT</b>	24' Minimum to 32' Maximum
<b>POWER</b>	3 Phase, 480 Volt
<b>LOADING</b>	Plans for an 18' w x16' h Drive-in Loading Door
<b>ZONING</b>	Business Light Industrial (Frederick)
<b>SPRINKLERS</b>	Wet Sprinklers
<b>MEZZANINE</b>	Possible

## PROPERTY HIGHLIGHTS

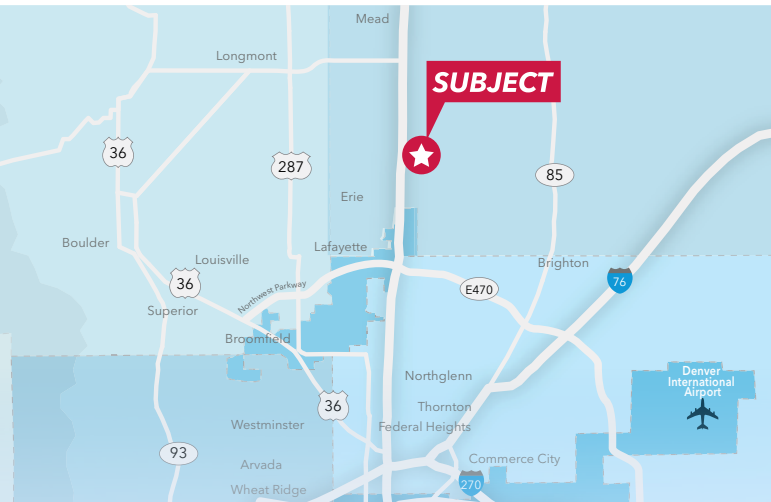
- High clearance warehouse/office space that could be used for a variety of businesses
- First class facility with excellent signage opportunities and highway access
- Flexible floor plan configurations built to spec and available within 30-60 days of lease execution
- Potential tenants could be: R&D, advanced/light manufacturing, interior design, showroom, engineering firms, contractors office/warehouse, retail/wholesale, and more

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**SAMPLE OF POTENTIAL FLOORPLAN**



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