

4606-4700 FALCON PLACE FREDERICK, CO

3 BUILDINGS FOR SALE OR LEASE

PRICE OR RATE

NEGOTIABLE

BUILDING SIZES

**23,000 SF each
+ Outdoor Storage**

ZONING

BLI
(Business Light Industrial)



- Brand new industrial buildings with outdoor storage for sale or lease
- Buildings divisible in sizes between 5,549 SF - 23,000 SF
- 24' inside clear height
- 14' x 14' Overhead Doors & Dock Hi Options
- Power: 1600A / Bldg
- Parking ~67 spaces per building. 2.87/1000 & EV charging

Building 1: 23k SF & .5 acres of yard storage
Building 2: 23k SF & .5 acres of yard storage
Building 3: 23k SF & 1.23 acres of yard storage

**Buildings are divisible into smaller units*

RACHEL ROHRIG

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**4606-4700 FALCON PLACE
FREDERICK, CO**
3 BUILDINGS FOR SALE OR LEASE



ALLOWED USES:

Industrial, Office, Warehouse, Life
Science, Flex with outdoor storage.

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↑ 38.1 MI | 46 MINS
FORT COLLINS

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 ↓

← 22.5 MI | 31 MINS
BOULDER

TIPPLE PKWY

**FREDERICK TOWN
PUBLIC WORKS**



GODDING HOLLOW PKWY



**FIRESTONE
LAKE**

COLORADO BLVD

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



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