

FOR SALE | 20,986 SF WAREHOUSE W/OFFICE ON 2.05 AC

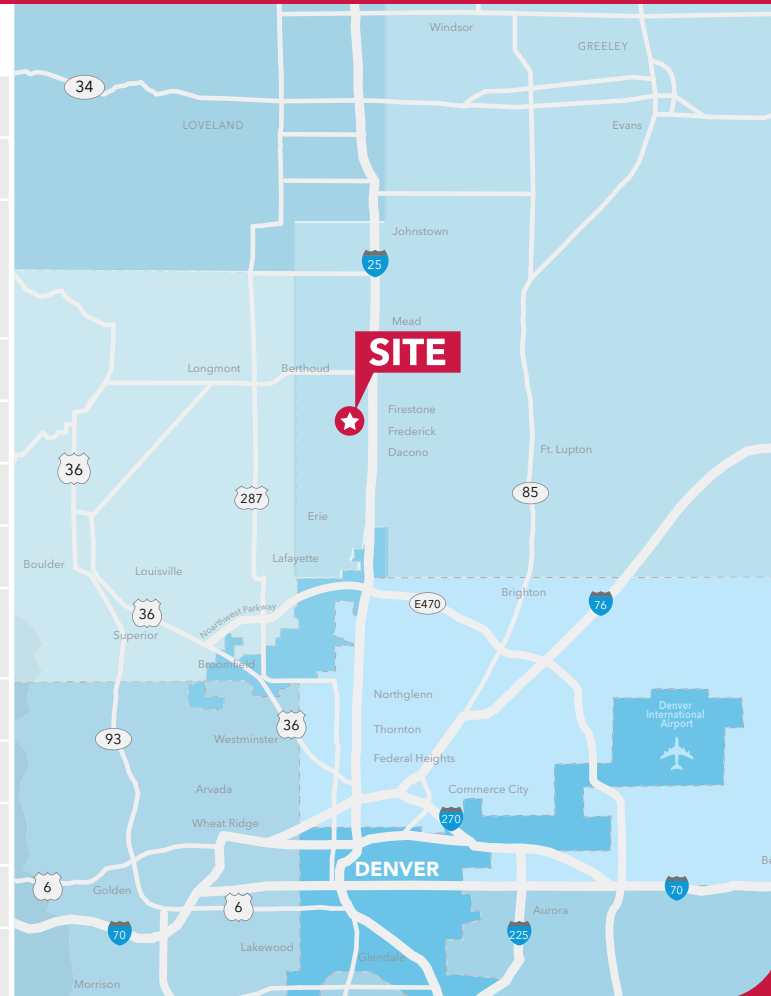
5820 GLACIER WAY

FREDERICK, COLORADO 80516



PROPERTY FEATURES

BUILDING SIZE	±20,986 SF
LOT SIZE	±2.05 AC
OFFICE SIZE	±6,335 SF Total 1st Floor: ±3,593 SF 2nd Floor: ±2,742 SF
MFG/PRODUCTION	±14,651 SF
LOADING	1 Drive-In Door (16' W x 14' H)
SPRINKLERED	Yes
CLEAR HEIGHT	±16' – 18'
POWER	800 Amps, 277/480 Volt, 3 Phase, 4 Wire
ZONING	BLI (Business Light Industrial)
PARKING	1.47 : 1,000 SF (31 Surface)
YEAR BUILT	2014
PROPERTY TAXES	\$4.94/SF (2024)
SALE PRICE	CONTACT BROKERS



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VIEW FROM SIDE



PROPERTY HIGHLIGHTS

- Warehouse is sprinklered, heated and cooled, and has ample power throughout and fire alarm system
- Excellent access to I-25 (less than 5 minutes)
- Outstanding newer build facility for manufacturing and fabrication oriented companies
- Standing seam metal roof
- Well distributed 800 amps, 277/480 V, 3 phase, 4 wire electrical service
- Both radiant and space heaters in the manufacturing area
- Evaporative cooling in the manufacturing area
- High efficiency lighting
- Separate beadblast, tumbler and compressor rooms
- Large 16' wide by 14' high drive in door with heavy duty trench drain with sloped floor for drainage
- 2-Acre lot allows for potential building expansion
- Low maintenance landscaping

FOR MORE INFORMATION CONTACT

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PROPERTY PHOTOS

RECEPTION AREA



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POTENTIAL FOR EXPANSION AND/OR FENCED YARD



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BUILDING FOOT PRINT

±18,244 SF total, with ±3,593 SF office/storage space and ±14,651 SF manufacturing/production space. The office area is well appointed and includes private offices, conference room, bullpen area, inspection room, rest room facilities and reception area.



SECOND FLOOR OFFICE

The ±2,742 SF second floor includes a training room, 2 offices, 1 restroom, mechanical and server rooms and additional storage. This area is fork lift accessible and the floor is rated for heavy storage.

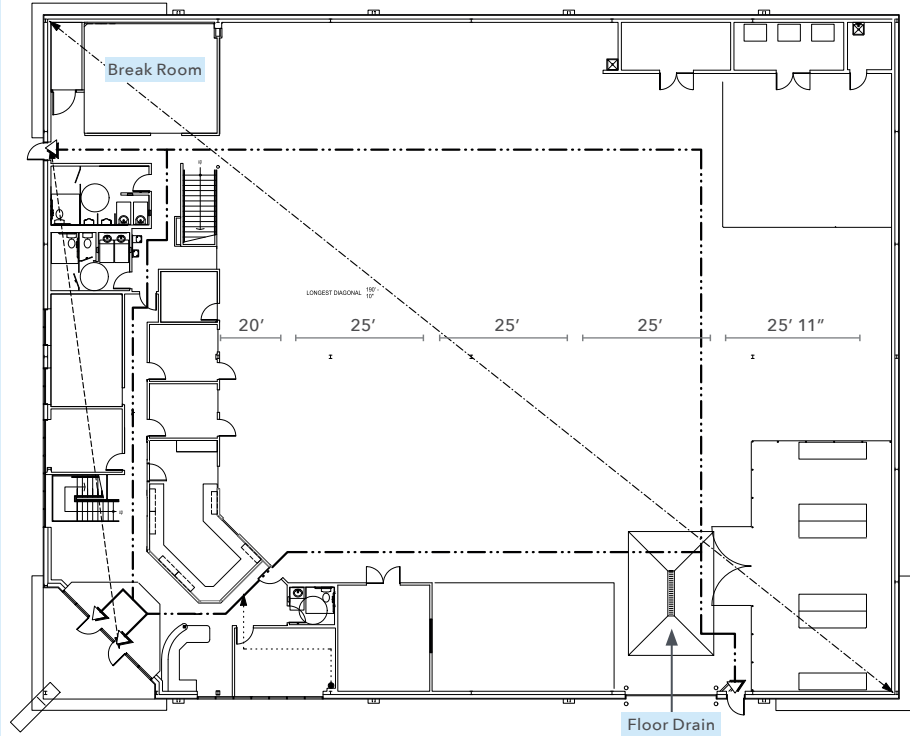


LOADING

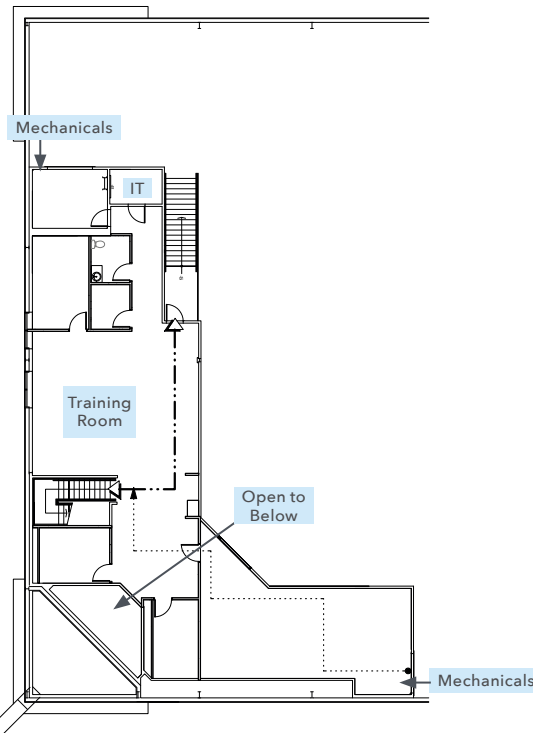
The property has 1 Drive-In Door (16' w x 14' h) leading to the manufacturing / production area which is ±14,651 SF.

PROPERTY FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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PROPERTY LOCATION



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