



Warehouse with brand new offices

- 16' x 12' drive-in door
- 24' - 32' clear height
- 200 amp/480-277v/3p (tbv)
- Wet sprinkler system
- LED lighting in warehouse
- Ideal uses include light manufacturing, advanced manufacturing, distribution, design/showroom, contractors, engineering
- Easy access to I-25 highway

Size	5,731 sf
Warehouse	4,465 sf
Office	1,266 sf
County	Weld
Zoning	Business Light Industrial
NNN	\$6.00/sf
Lease rate	\$8,600/mo

**Get more
information**

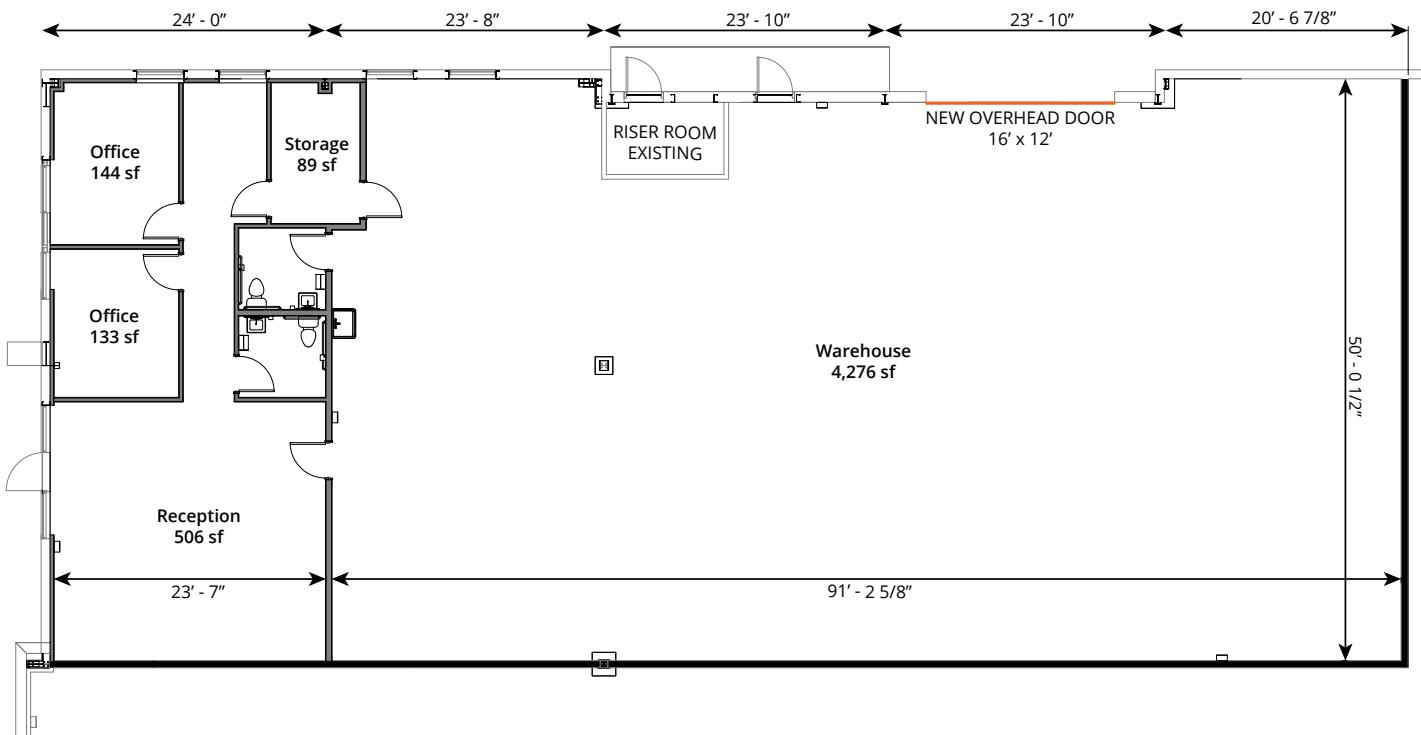
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Floor plan



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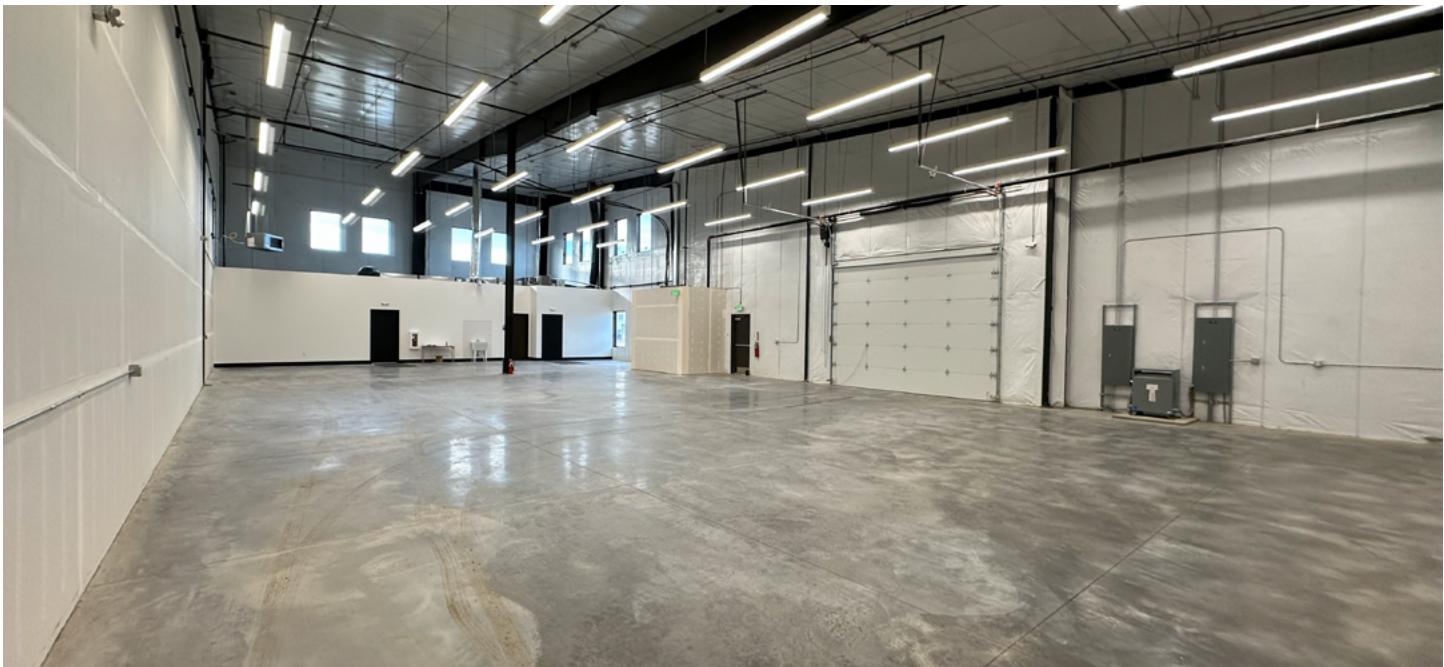
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**AVISON
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**Industrial Space for Lease
with brand new office suite**
7950 Miller Drive
Frederick, CO 80504



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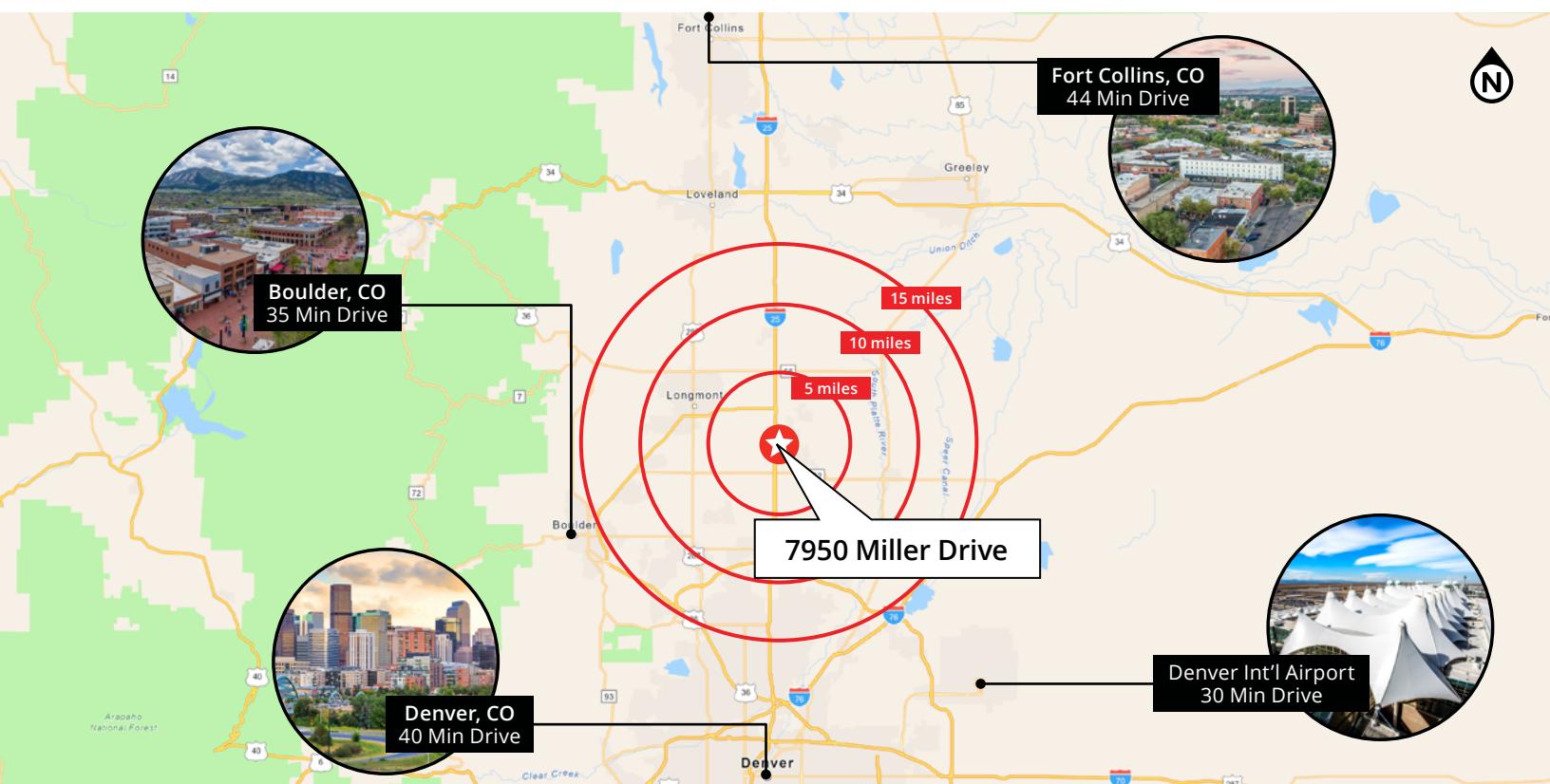
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Premier business corridor

- I-25 is the most traveled North-South corridor in Colorado, connecting three of the most populated cities in the state (#1-Denver, #2-Colorado Springs and #4-Fort Collins).
- Notable companies staking significant investments in the area include FedEx Freight, UPS, Home Depot, The J.M. Smucker Company and McLane Company.



8.5% projected population growth (2023-2028) within a 5-mile radius



31% of the population is comprised of skilled labor within a 10-mile radius



\$126k is the average household income within a 5-mile radius

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