



## 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

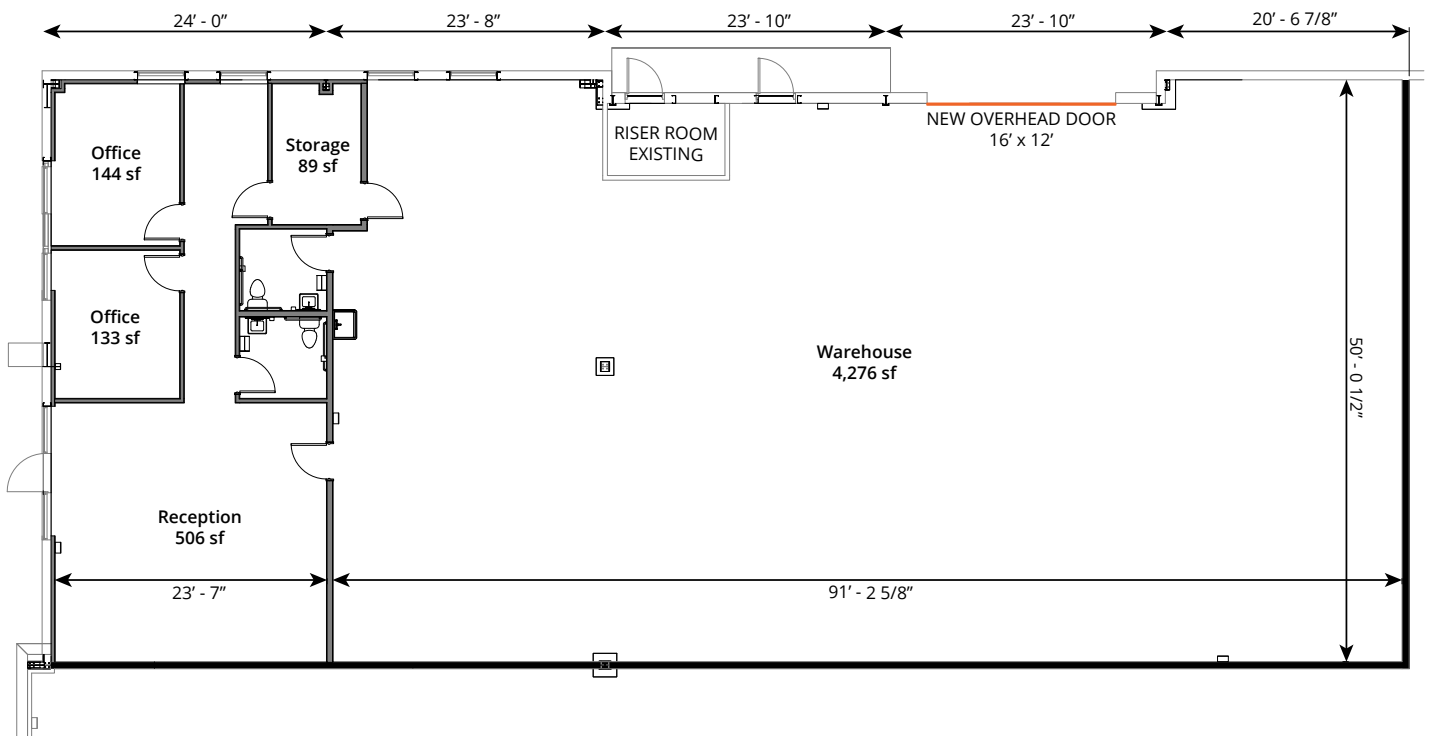
Size	5,731 sf
Warehouse	4,465 sf
Office	1,266 sf
County	Weld
Zoning	Business Light Industrial
NNN	\$6.00/sf
Lease rate	\$8,600/mo

### Get more information

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### Floor plan



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## Industrial Space for Lease with brand new office suite

7950 Miller Drive  
Frederick, CO 80504

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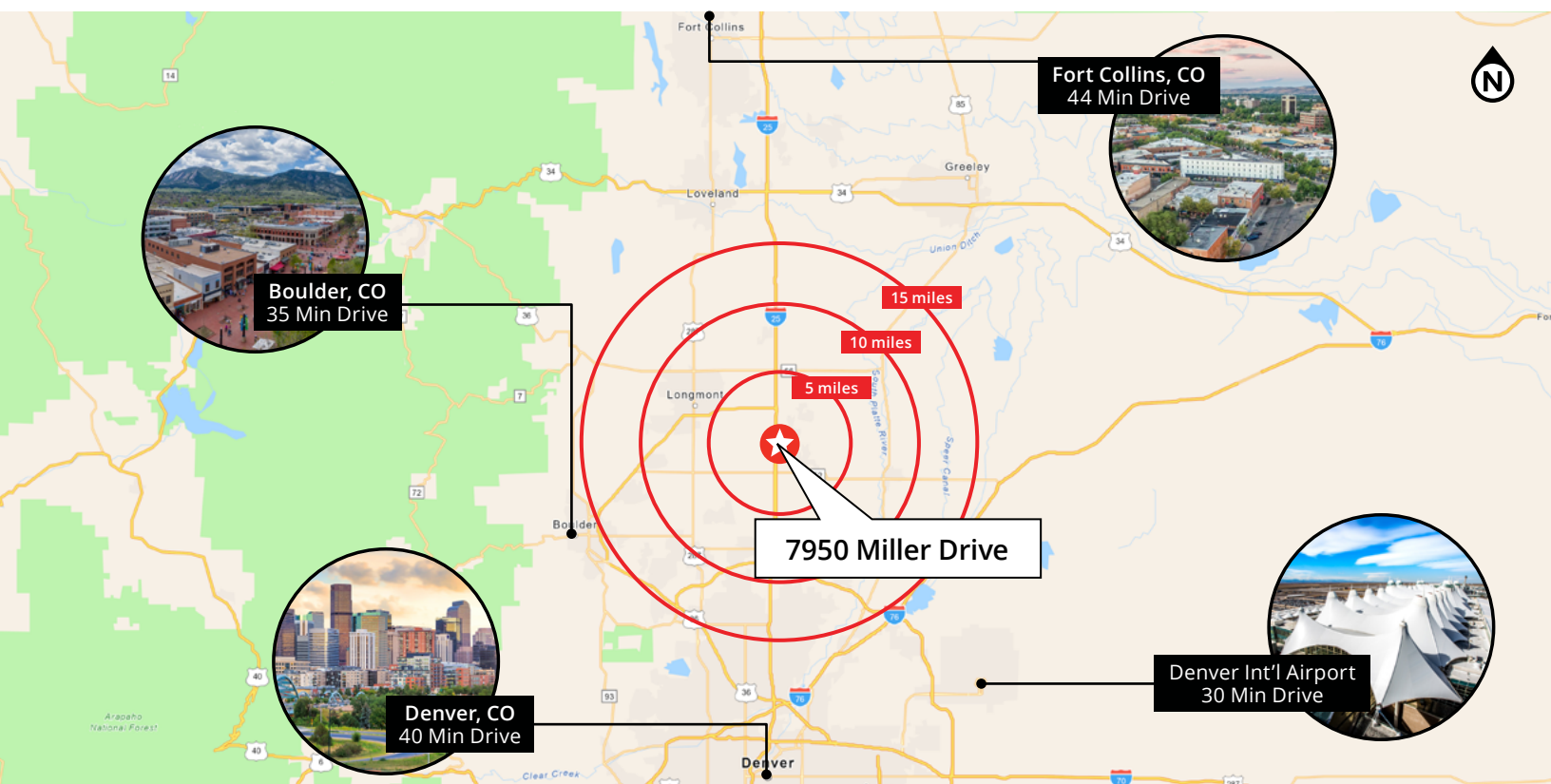
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## Premier business corridor

- 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

## Get more information

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