

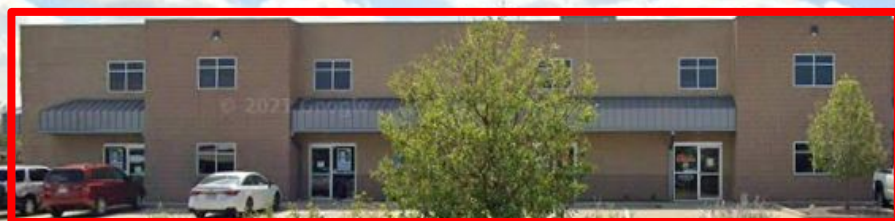
FLEX SPACE FOR SALE or LEASE

3752 Imperial St. Units D - G

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Units D - G



Kyle Conarro
Broker Associate
(303) 827-9436
Kyle@SummitCommercial.net

Jim Ditzel
Managing Broker
(303) 931-7341
Jim@SumitCommercial.net

Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
303.931.7341
summitcommercial.net

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Located in a strategic area of Frederick with easy access to two major highways, these four industrial condominiums are a fantastic investment opportunity!

- Two units currently leased on short-term agreements, willing to resign, offering immediate rental income.
- Two joined units available in 60-90 days for occupancy, ideal for an owner-user looking to take advantage of the space.
- 1,582 - 4,755sf available for Lease
- Can buy individual units.

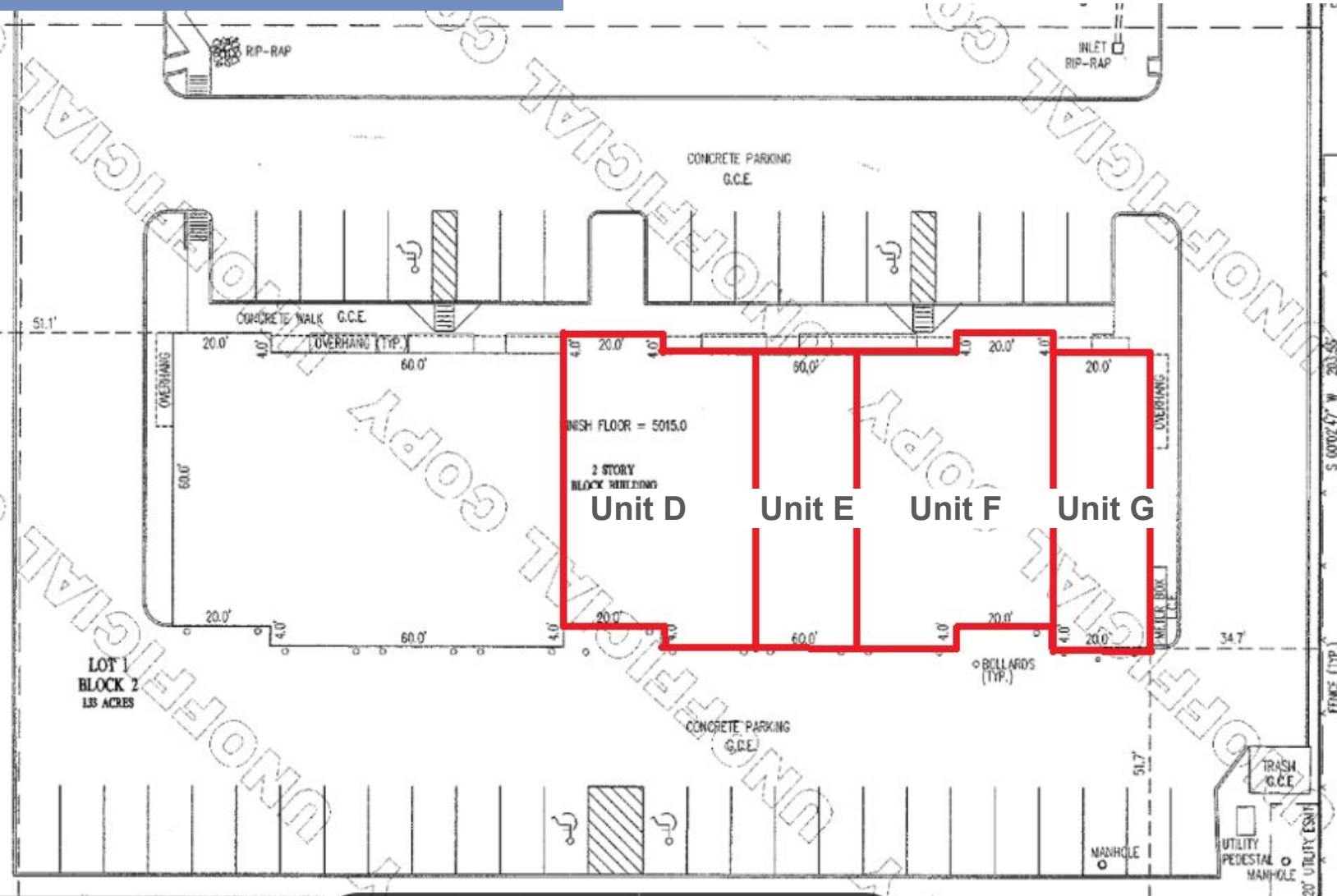
This property offers both investment potential and a new home for an owner user looking for easy access to I - 25, making it an excellent choice for businesses seeking prime industrial space with an income-generating aspect.

Call us for more information and to set up a tour

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SPACE INFO

Size (4 Condos) 1,582 - 9,505 sf

Purchase Price Negotiable

Lease Rate (F&G) \$15.00/sf NNN

Unit	Total SF	Office sf	WH / Mezz	Lease Term
D	3,173	773	2,400	1/31/26
E	1,582	382	1,200	7/31/25
F & G	4,750	1,150	3,600	Mo to Mo



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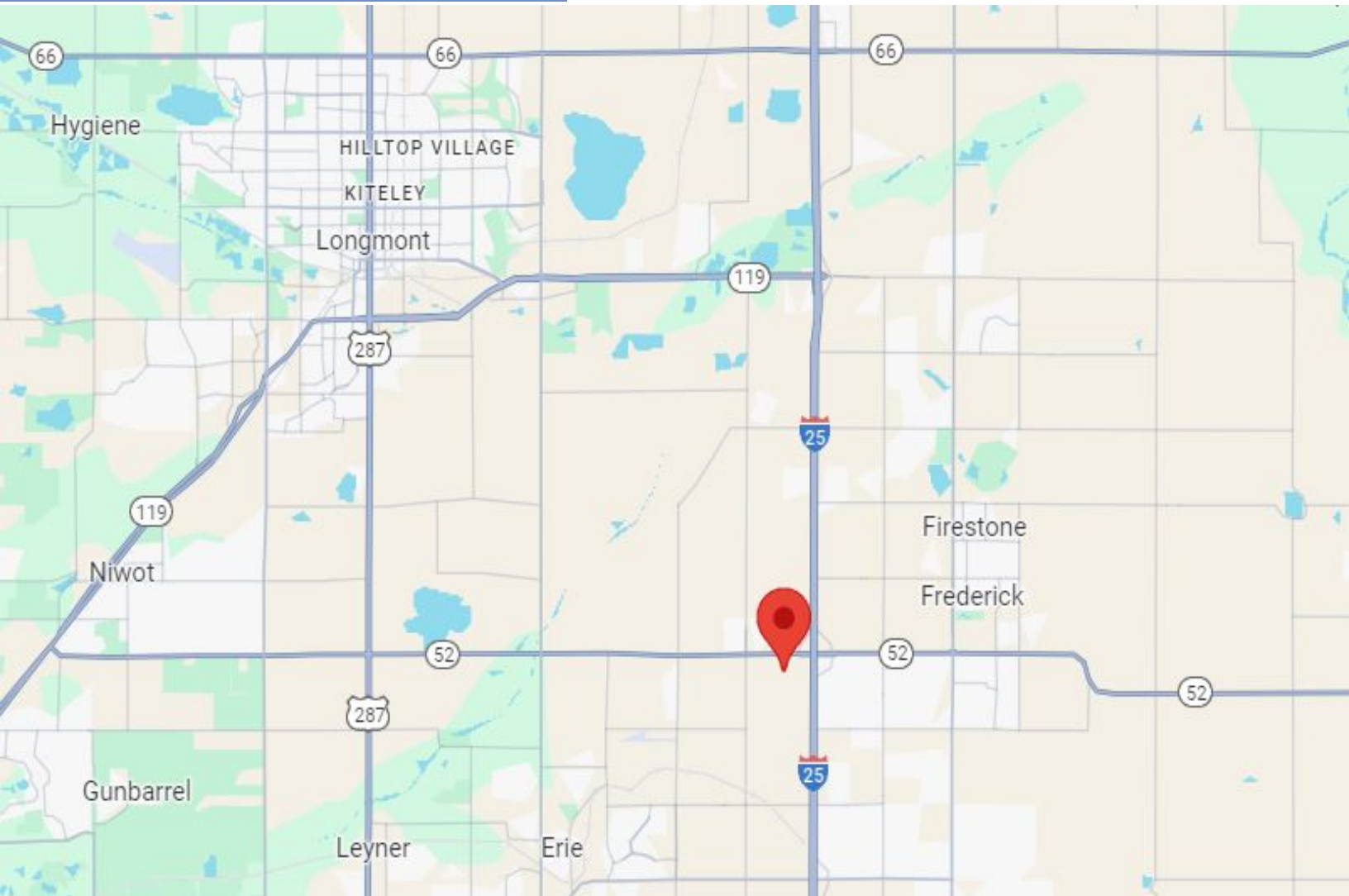
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- Ceiling Clear Height: 20 ft
- 1-2 Overhead Door Per Unit: 14' x 14'
- Power: 3 Phase (250 - 400 Amp)
- Zoning: (I) Industrial District, Frederick
- Sprinkled
- 4 parking spots per unit
- Built in 2002
- 1 BA per Unit

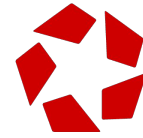
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All information provided is deemed reliable, but is not guaranteed and should be independently verified

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Unit E



Unit E



Unit D



Unit D



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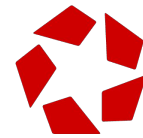
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Unit F



Unit F



Unit E



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