

**7501**

MILLER DRIVE  
FREDERICK, CO 80504

**\$11/SF NNN**  
LEASE RATE

**MANUFACTURING  
FACILITY  
FOR SUBLEASE**



**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	28,204 SF
Warehouse (14,578 SF)	
Office (13,626 SF)	
Lease Rate:	\$11 SF/yr (NNN)
Lot Size:	4.0 Acres (174,641 SF)
Year Built:	1998
Zoning:	I (PUD)
Taxes (2022):	\$84,370.44
Sprinklered:	Yes

## PROPERTY OVERVIEW

7501 Miller Drive is an exceptional opportunity to lease a premier industrial building in the highly desirable submarket of Frederick, CO between Denver and Fort Collins along I-25. The building was constructed in 1998 and features sealed concrete and tile flooring, high intensity task lighting, high capacity electrical systems, and loading docks. The property offers the perfect mix of production, manufacturing, shipping/receiving area, and office space making it an amazing move-in ready opportunity for a tenant.

## PROPERTY HIGHLIGHTS

- Move-in ready manufacturing facility
- Ample parking
- Great access to I-25 and Denver International Airport.
- Additional 2 Acre yard available (Outdoor storage allowed if screened)
- 3 Drive-Ins and 1 Dock-High



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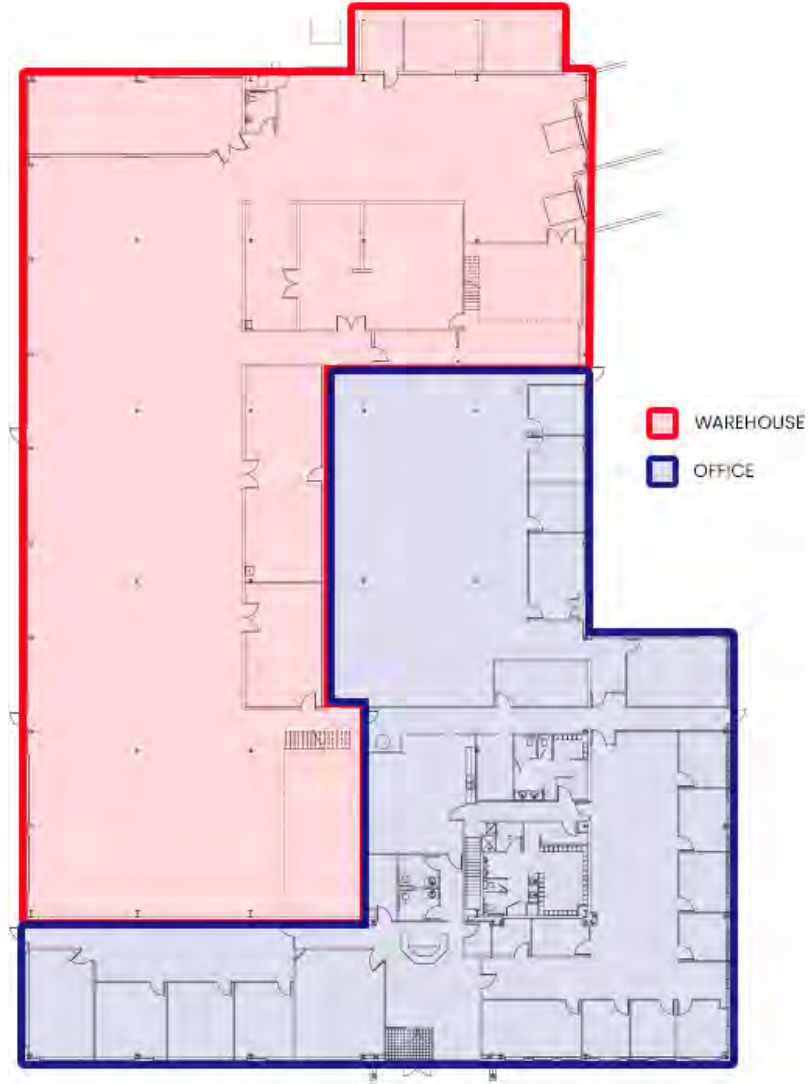
## ADDITIONAL PHOTOS



# AERIAL



# FLOOR PLAN



# LOCATION MAP

