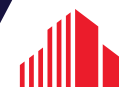




TWO ACRE SITE
EXCESS LAND

**FOR SALE | \$6.75M WITH OPTION TO PURCHASE TWO ADJACENT ACRES
FOR \$550,000 SEPARATELY OR AS A PACKAGE**

7501 MILLER DRIVE | FREDERICK, CO
28,204 SF BUILDING | ±4 ACRES



**CUSHMAN &
WAKEFIELD**



7501 MILLER DRIVE FREDERICK, CO

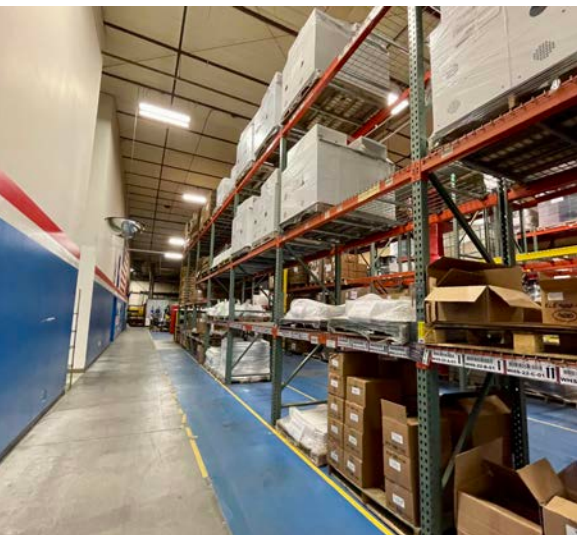
Property Features

- 30 Minutes to Denver, Boulder & Fort Collins
- Newer construction
- Extra ground for outside storage/expansion/additional parking/warehouse
- Large R&D/electrical lab areas
- 1 Loading Dock, 3 Drive In Doors

Building Size: 28,204 SF

Site Area: ±4 Acres

Zoning Industrial District Overlay District PUD-O



7501 MILLER DRIVE

FREDERICK, CO



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Estimate Population	1,910	26,352	51,330
2029 Projected Population	2,241	31,104	60,674
2024 Households	608	8,796	17,281
Average HH Income	\$158,911	\$126,493	\$127,411
Source: CoStar, 2024			

SUBJECT
PROPERTY



2 ACRES
EXCESS YARD



ERIE



FREDRICK

7501 MILLER DRIVE
FREDERICK, CO

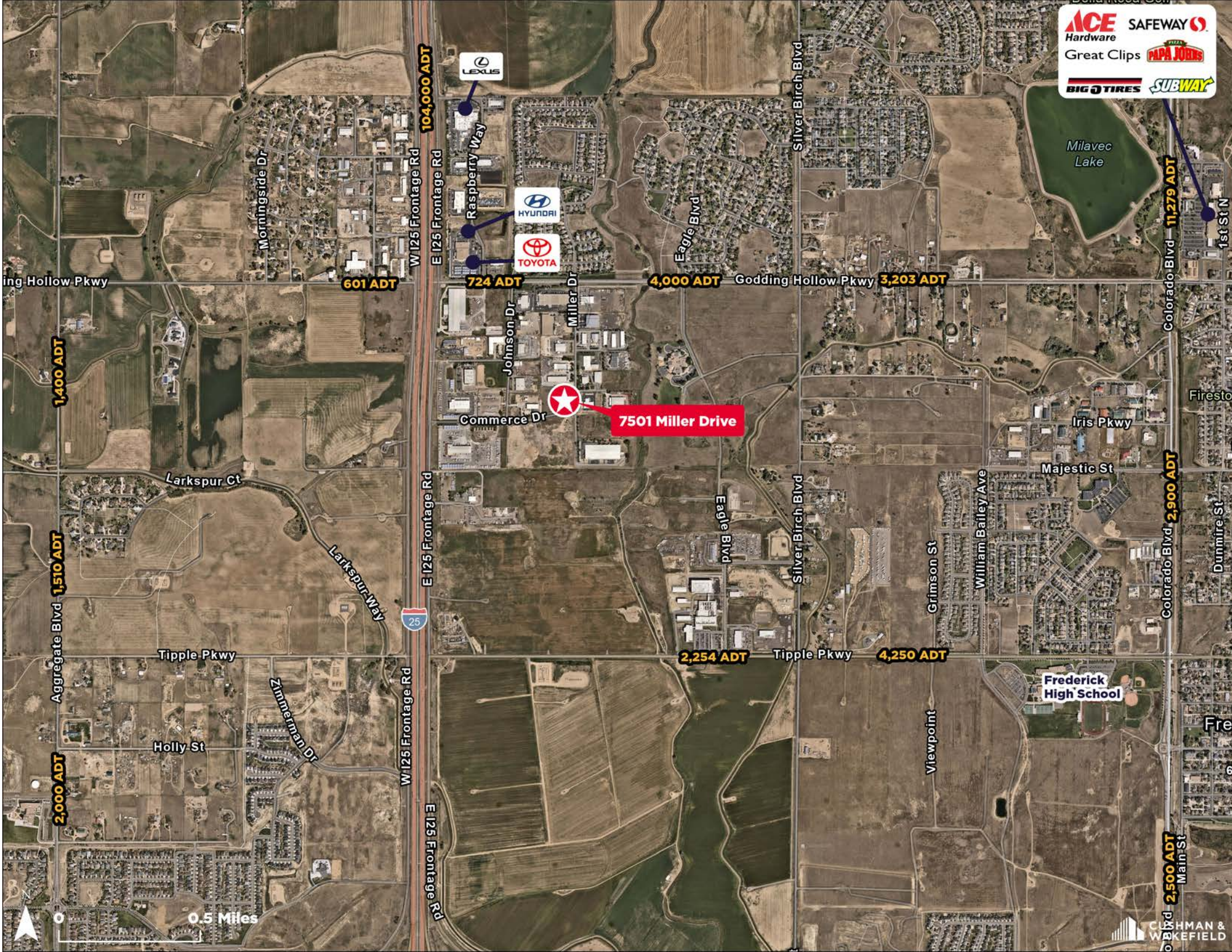


Loading Dock

Drive In Door



Drive In Doors



7501 Miller Drive

104,000 ADT

601 ADT

724 ADT

4,000 ADT

3,203 ADT

11,279 ADT

2,900 ADT

2,500 ADT

1,400 ADT

1,510 ADT

2,000 ADT

2,254 ADT

4,250 ADT

W 125 Frontage Rd

E 125 Frontage Rd

E 125 Frontage Rd

W 125 Frontage Rd

E 125 Frontage Rd

Eagle Blvd

Eagle Blvd

Silver Birch Blvd

Silver Birch Blvd

Tipple Pkwy

Godding Hollow Pkwy

Majestic St

Frederick High School

Grimson St

Viewpoint

William Bailey Ave

Morningside Dr

Tipple Pkwy

Holly St

Zimmerman Dr

Larkspur Ct

Larkspur Way

0.5 Miles





**SUBJECT
PROPERTY**

**2 ACRES
EXCESS YARD**

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