

INDUSTRIAL OFFICE | \$16.50/SF (NNN)



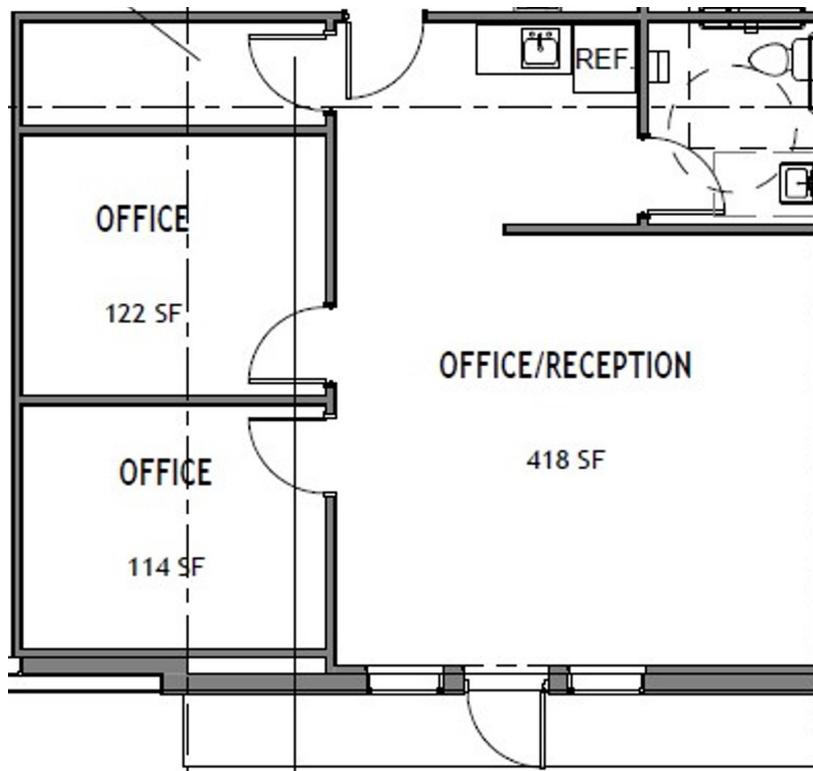
5978 IRIS PKWY UNIT B FREDERICK, CO 80504

FOR LEASE

- Industrial office available for Lease
- Open reception area with two private offices
- Private half-bathroom
- Close proximity to Highway 52 and Interstate-25

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.19.2026

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LEASE OVERVIEW

Total Monthly Rent:	\$1,629.17, plus utilities
Rentable SF:	850 SF
Base Rent:	\$16.50/SF Annually
NNN Expenses:	\$6.50/SF
Year Built:	2025
Lease Term:	3-5 Years
Zoning:	Industrial
Market:	Northern Colorado
Sub Market:	Frederick

PROPERTY OVERVIEW

Property: Available for lease, this industrial office unit offers 850 SF with a large, open waiting/reception area, two private offices, a storage closet, wet bar, and a private half-bathroom. The Total Monthly Rent is \$1,629.17, plus utilities: gas, electric, trash, internal janitorial, internet, and phone (if applicable).

Location: Ideally located, approximately two miles away from Interstate-25 via Highway 52, offering quick access to Denver, Fort Collins, and surrounding areas.



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