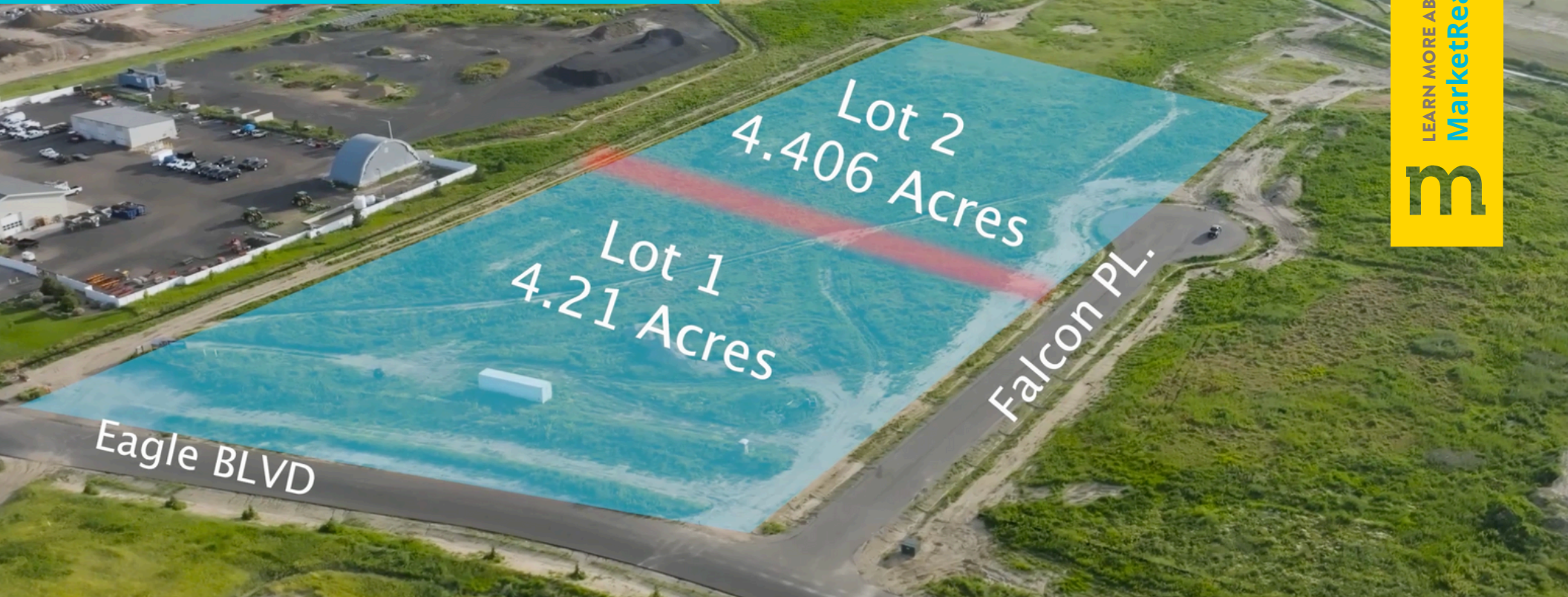


4606-4700 FALCON PLACE

FREDERICK, CO



LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



OFFERED AT

Lot 1: \$1,835,000 (\$10/SF)

Lot 2: \$1,920,000 (\$10/SF)

Lot 1: 4.21 AC (183,308 SF)

Lot 2: 4.406 AC (191,911 SF)

Uses Allowed: Industrial Flex Use, Work/ Live, Office - Warehouse, Office, Life Science, Flex with outdoor storage.

**LAND FOR SALE - BUSINESS
LIGHT INDUSTRIAL**

RACHEL ROHRIG
303 931 7742
Rachel@MarketBoulder.com

BRITTANY BOUDREAU
303 444 0566
Brittany@MarketBoulder.com

TODD WALSH, CCIM
303 444 5040
Todd@MarketBoulder.com

BUILDING 1 - LOT 1

LOT SIZE: 4.20 ACRES - OFFERED AT \$1,835,000

BUILDING SIZE: 23,250 SF (EXPANDABLE UP TO 30,000 SF)
UNIT SIZES AVAILABLE FROM 2,700 SF +

USES ALLOWED

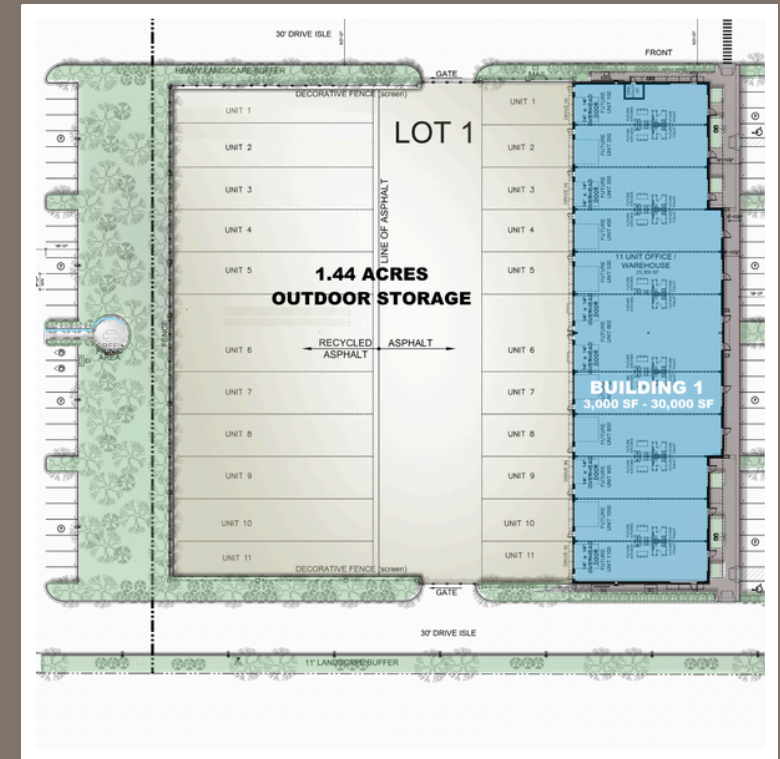
- Industrial Flex Use
- Work/ Live
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.44 ACRES

- Outdoor Storage has 2 Remote Gates - Fully Fenced
- Individual Outdoor Storage Options Available.

HIGHLIGHTS

- Parking: 59 Spaces (2.54/1000) + Additional Parking Expansion in Outdoor Storage Area
- 2 EV Parking Stalls
- Clear Height: 24'-0"
- Company Signage Allowed
- Loading: Drive-In
- Amenities: 2 Private Picnic/Park Areas and Individual Outdoor Storage Areas with gates.
- Zoning: Business Light Industrial (BLI)
- Build to Suit Option available: Contact Broker for pricing



BUILDING 2- LOT 2

LOT SIZE: 4.52 ACRES - OFFERED AT \$1,920,000

BUILDING SIZE: 23,250 SF (Expandable up to 30,000 SF)
Unit Sizes Available from 5,000 SF+

USES ALLOWED

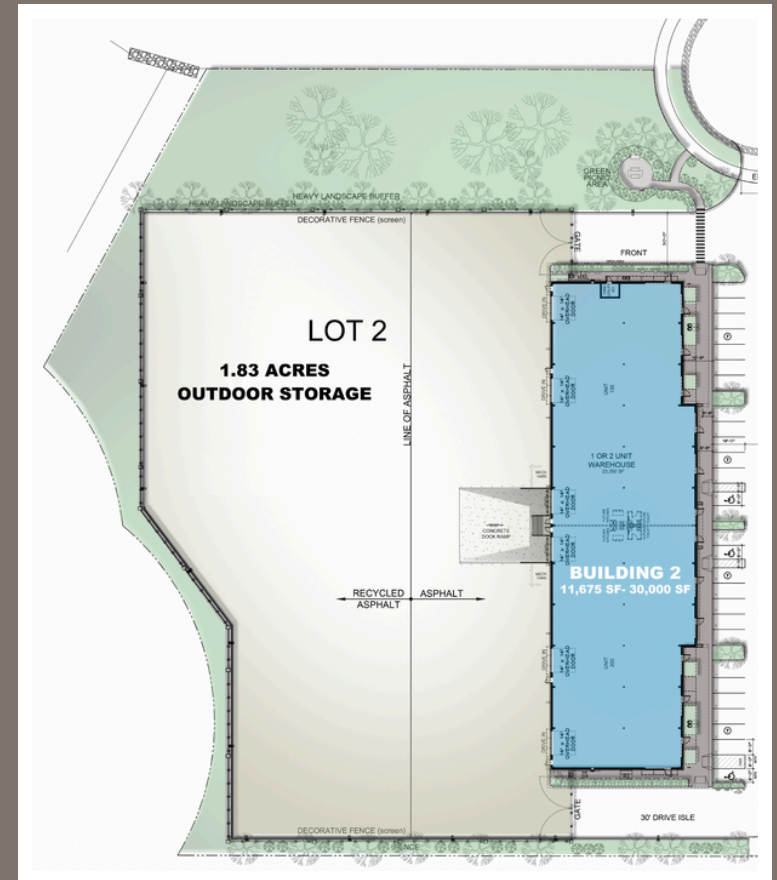
- Industrial Flex Use
- Work/ Live
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.83 ACRES

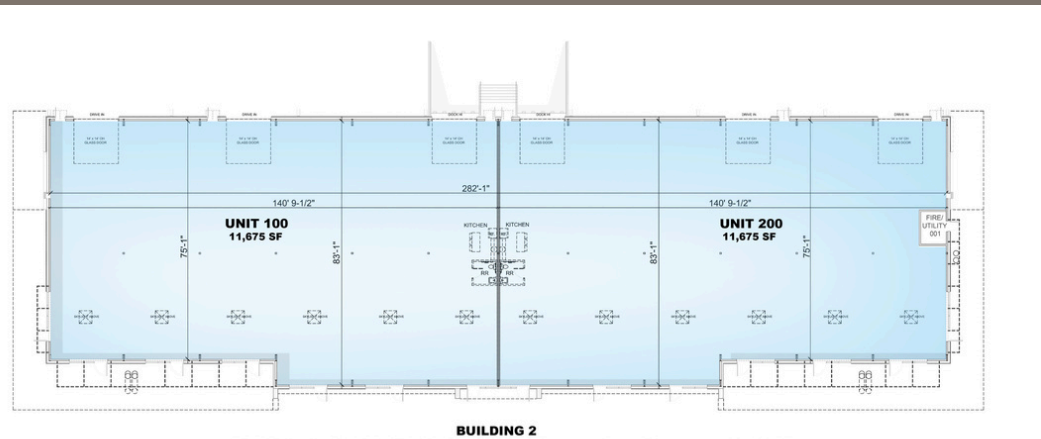
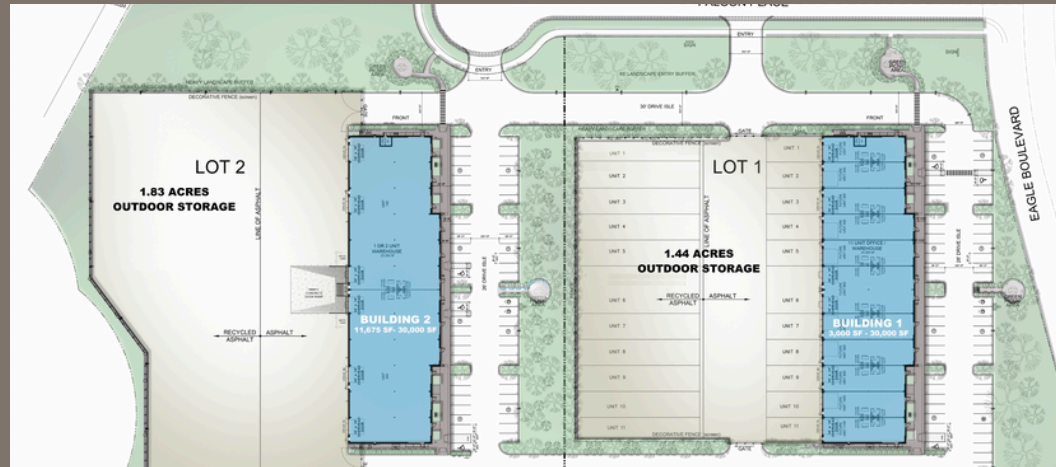
- Outdoor Storage has 2 Remote Gates - Fully Fenced

HIGHLIGHTS

- Parking: 56 Spaces (2.4/1000) + Additional Parking Expansion in Outdoor Storage Area 2 EV Parking Stalls
- Loading: Drive-In and Dock High
- Clear Height: 24'-0" Power: Any Upon Request Company Signage Allowed
- Amenities: 2 Private Picnic/Park Areas / Mountain Views
- Zoning: Business Light Industrial (BLI)
- Build to Suit Option available: Contact Broker for pricing



BUILD TO SUIT OPTION



BUILDING 2



RACHEL ROHRIG
303 931 7742
Rachel@MarketBoulder.com

BRITTANY BOUDREAU
303 444 0566
Brittany@MarketBoulder.com

TODD WALSH, CCIM
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Todd@MarketBoulder.com

4606-4700 FALCON PLACE

FREDERICK, CO

↑ 38.1 MI | 46 MINS
FORT COLLINS



GODDING HOLLOW PKWY

FIRESTONE LAKE



FREDERICK TOWN
PUBLIC WORKS

COLORADO BLVD

30 MI | 34 MINS
DENVER



TIPPLE PKWY

← 22.5 MI | 31 MINS
BOULDER

DOWNTOWN



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