



LOGISTICS[®]
PROPERTY
CO

FRONT RANGE 25 YARD & LOGISTICS CENTER

NEAR I-25 FRONTAGE ROAD & TIPPLE PARKWAY

BUILD-TO-SUIT OPTIONS WITH OUTDOOR STORAGE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

2000 South Colorado Boulevard
Tower II, Suite 380
Denver, CO 80222
303.296.8500
lee-associates.com/denver

KIRK VANINO

+1 303 250 4760 • kvanino@lee-associates.com

MATT NORA

+1 720 295 4353 • mnora@lee-associates.com

JACK D'AVANZO

+1 203 253 5046 • jdavanzo@lee-associates.com

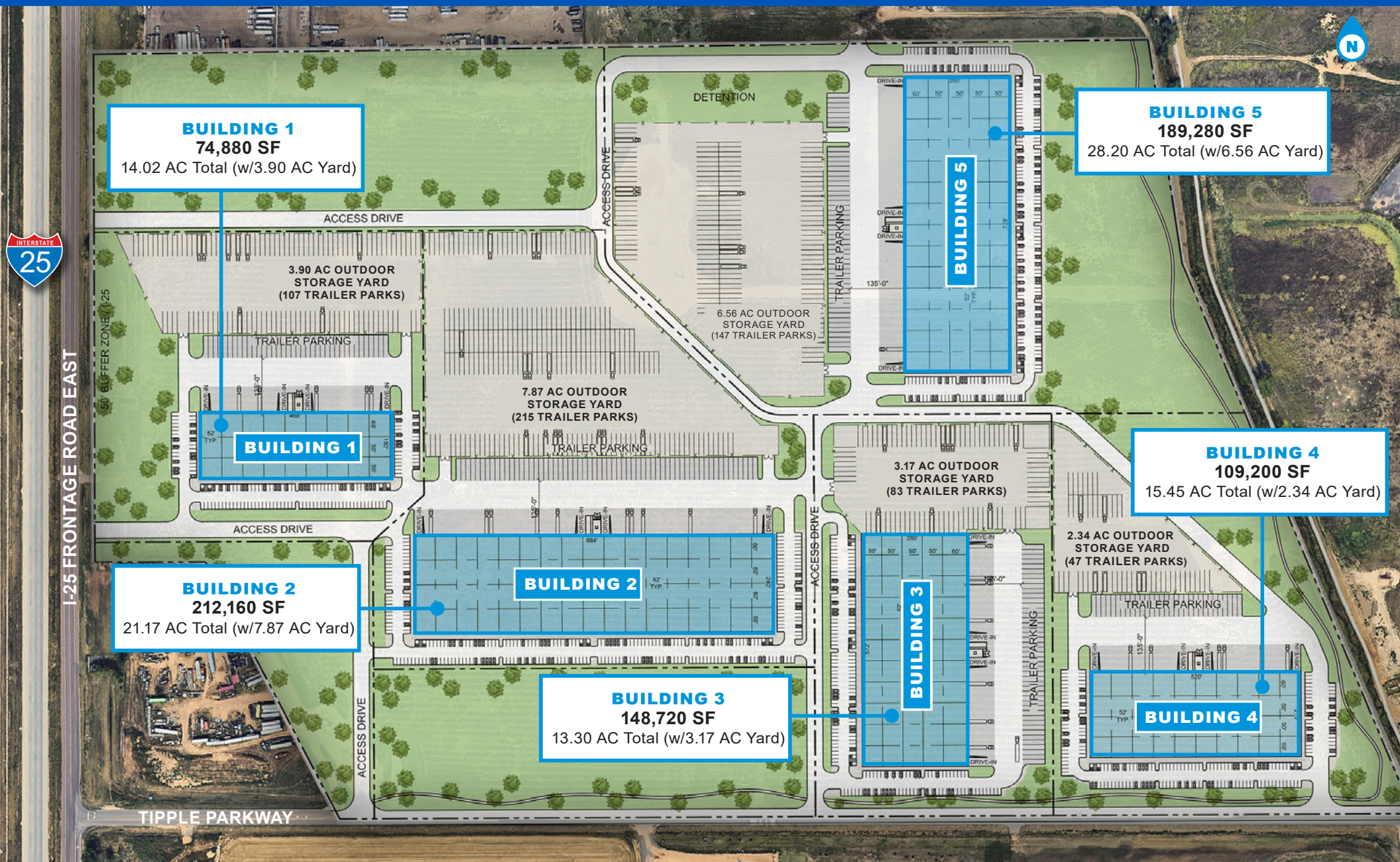


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PROPERTY DESCRIPTION

BUILDING 1

74,880 SF on 14.02 AC Total
Parking: 169 Spaces (2.25 : 1,000 SF)
Trailer Parking: 34 Stalls
Yard: 3.90 AC (107 Trailer Stalls)

BUILDING 2

212,160 SF on 21.17 AC Total
Parking: 302 Spaces (1.42 : 1,000 SF)
Trailer Parking: 62 Stalls
Yard: 7.87 AC (215 Trailer Stalls)

BUILDING 3

148,720 SF on 13.30 AC Total
Parking: 188 Spaces (1.25 : 1,000 SF)
Trailer Parking: 45 Stalls
Yard: 3.17 AC (83 Trailer Stalls)

BUILDING 4

109,200 SF on 15.45 AC Total
Parking: 200 Spaces (1.83 : 1,000 SF)
Trailer Parking: 31 Stalls
Yard: 2.34 AC (47 Trailer Stalls)

BUILDING 5

189,280 SF on 28.20 AC Total
Parking: 269 Spaces (1.42 : 1,000 SF)
Trailer Parking: 49 Stalls
Yard: Plus 6.56 AC (147 Trailer Stalls)

PROPERTY HIGHLIGHTS

- Class A Build-to-Suit Options with Outdoor Storage
- 32' Clear Height
- ESFR Sprinkler System
- Industrial Zoning Allows for Outdoor Storage
- 5 Dedicated Access Points
(3 on Tipple Pkwy & 2 on E I-25 Frontage Rd)
- Adjacent to Agilent Technologies



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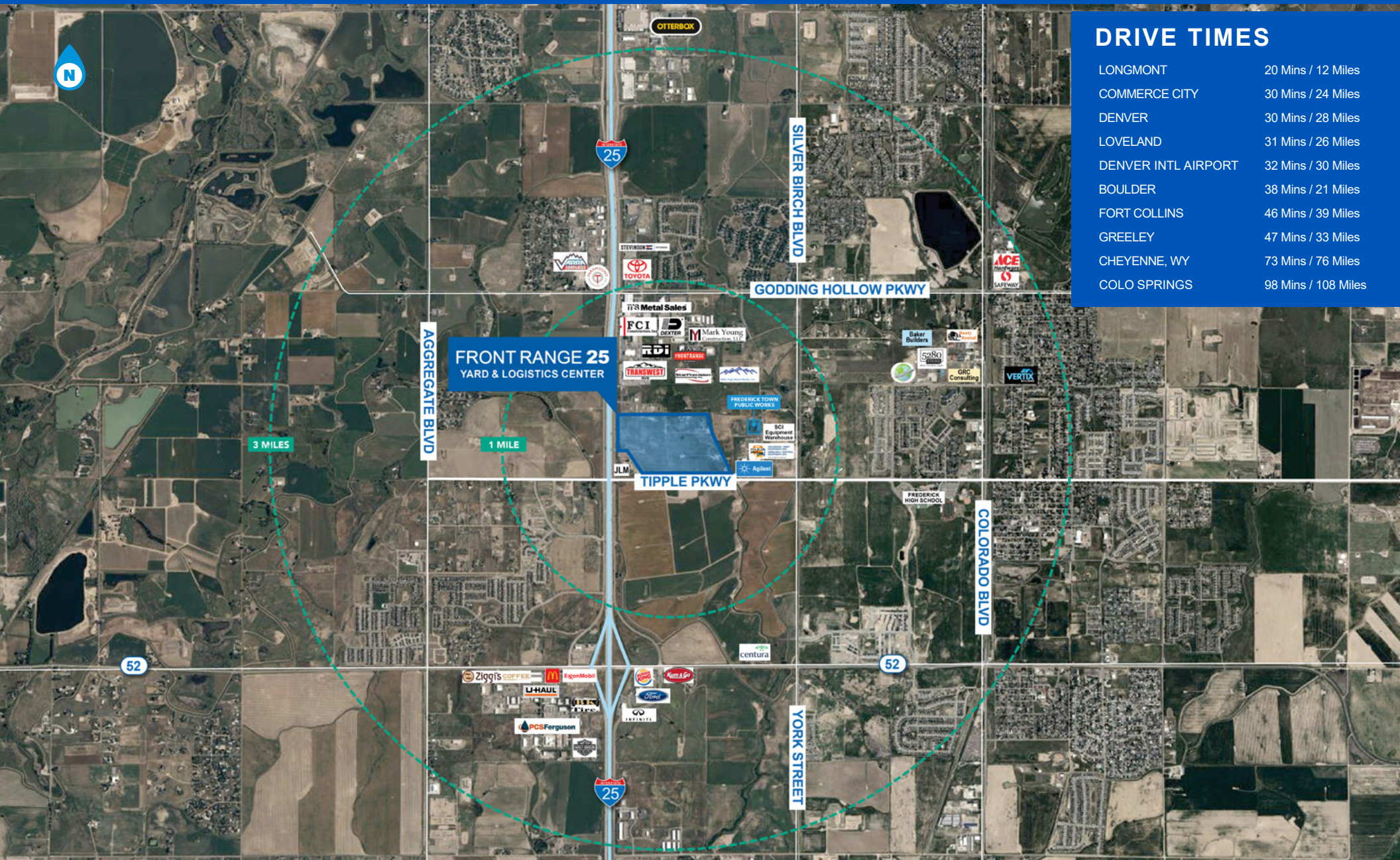


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DRIVE TIMES

LONGMONT	20 Mins / 12 Miles
COMMERCE CITY	30 Mins / 24 Miles
DENVER	30 Mins / 28 Miles
LOVELAND	31 Mins / 26 Miles
DENVER INTL AIRPORT	32 Mins / 30 Miles
BOULDER	38 Mins / 21 Miles
FORT COLLINS	46 Mins / 39 Miles
GREELEY	47 Mins / 33 Miles
CHEYENNE, WY	73 Mins / 76 Miles
COLO SPRINGS	98 Mins / 108 Miles

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AREA OVERVIEW

Frederick, Colorado, boasts a growing, proactive and positive business climate, attracting new businesses and residents. The town is actively working to foster a dynamic and sustainable community through strategic investments in infrastructure, workforce development, and business-friendly policies. Frederick has focused on attracting and retaining a skilled workforce, and a commitment to creating a vibrant community. The overall outlook for businesses in Frederick is positive.

MANUFACTURING IN FEDERICK

Pharmaceutical Firm Commits to \$725 Million Expansion of Denver-Area Manufacturing Hub

Agilent Technologies Plans To Double Capacity at Facility in Frederick, Colorado



\$552K

Median Sales Price
Single Family Home



232,288

2024 Population
Within 10 Miles



5.65%

2022-2023 Median Household
Income Growth



\$117,087

2024 Median
Household Income



124,181

2024 Workforce
Within 10 Miles

TOP 5 AREA EMPLOYERS

1. Otterbox

2. Agilent Technologies

3. FCI Constructors

4. PCS Ferguson

5. Varra Companies, Inc.



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