

3540

STATE HIGHWAY 52, UNIT A1 & A2

FREDERICK, CO 80516

SALE PRICE

\$999,000 ~~\$1,100,000~~



POTENTIAL OWNER/USER OPPORTUNITY

BUILDING CURRENTLY OCCUPIED - LEASES EXPIRE AUG 2026



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

PHIL DANKNER

SENIOR VICE PRESIDENT

303.645.4796

pdankner@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com



400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

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Team Contacts

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Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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PROPERTY HIGHLIGHTS

Price:	\$990,000
Price/SF:	\$220.33
APN:	R8962763 & R8962764
Current Net Income:	\$67,184.88
Association Dues:	\$483.84 / Mo

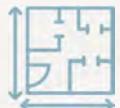
PROPERTY DESCRIPTION

Marc Lippitt, Phil Dankner, and Justin Herman of Unique Properties, Inc are pleased to present to qualified Buyers, the opportunity to purchase 3540 Highway 52 Unit A1 and A2 in Frederick, Colorado. The property is a 4,534 square foot standalone Industrial building in the Emerald Workshop Industrial Park. The property is currently occupied,, but the property could be made available to a user.



- Great location | Immediately off of Highway 52
- Close proximity to Interstate 25 | 0.5 Miles Away
- High ceilings | 26 ft Clear span
- Great power | 400 Amp 3 Phase (To be verified)
- Abundant Parking | 6 Exclusive Spaces
- Flexibility with current tenants.
- Permissive BLI Zoning
- Owner/User Opportunity: Existing in-place leases expire at the end of August 2026. The property can be repositioned for full or partial owner occupancy.

PROPERTY SUMMARY



4,534

BUILDING SQ. FT.



1

STORIES



2018

Y.O.C.



WELD

COUNTY



BLI

ZONING



TWO (2) 10' x 10'

DRIVE-IN LOADING DOOR



26'

CEILING HEIGHT



400 AMP | 3 PHASE

POWER (TO BE VERIFIED)

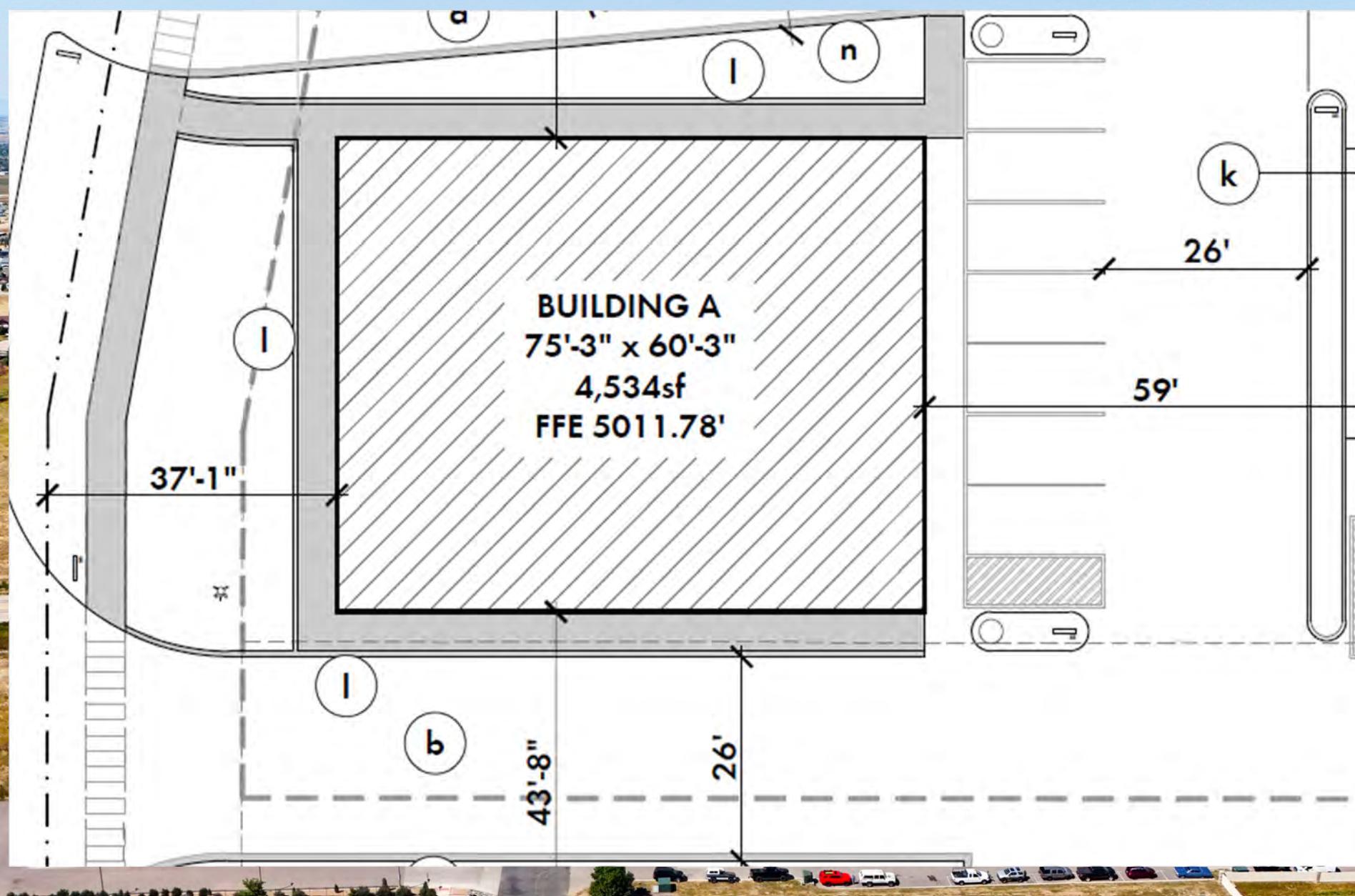


\$24,103.60

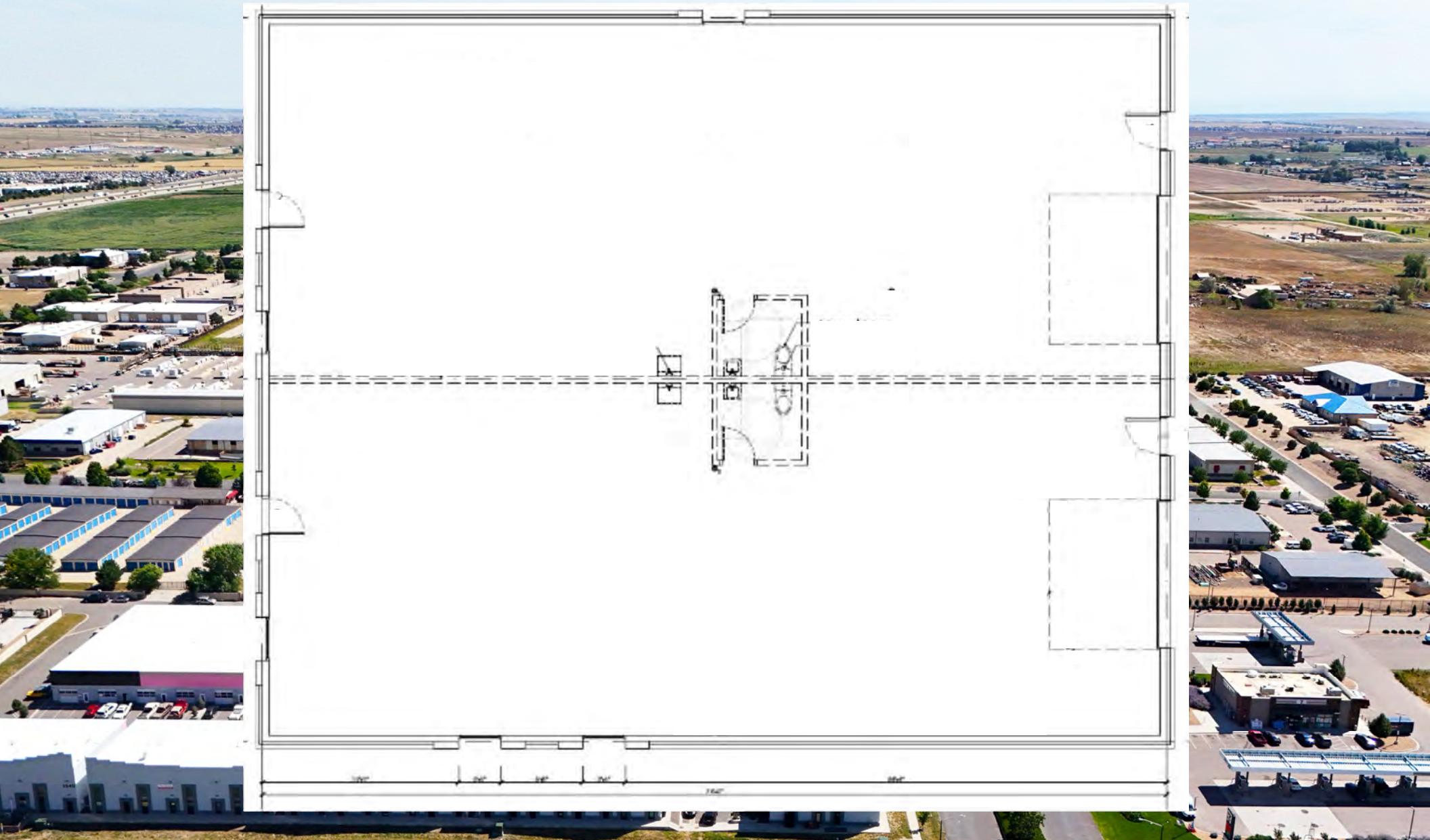
PROPERTY TAXES (2025)



PROPERTY LAYOUT



PROPERTY FLOORPLAN



AERIAL (LOOKING WEST)



AERIAL (LOOKING EAST)



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
2029 Projection	3,411	5,377	16,005	<\$25,000	37	66	270				
2024 Estimate	2,823	4,539	13,547	\$25,000 - \$50,000	36	69	228				
2010 Census	2,215	3,078	10,820	\$50,000 - \$75,000	82	152	534				
Growth 2024-2029	20.83%	18.46%	18.14%	\$75,000 - \$100,000	123	190	591				
Growth 2020-2024	27.45%	47.47%	25.20%	\$100,000 - \$125,000	132	233	745				
Median Age	36.90	37.10	37.20	\$125,000 - \$150,000	118	187	466				
Average Age	35.70	36.30	36.50	\$150,000 - \$200,000	167	257	723				
2024 Population by Race:											
White	2,193	3,389	10,219	\$200,000+	211	340	877				
Black	16	26	106	2024 Population by Education:							
Am. Indian & Alaskan	6	16	64	Some High School, No Diploma	49	88	390				
Asian	227	273	578	High School Grad (Incl Equivalency)	363	608	1,889				
Hawaiian & Pacific Island	2	2	11	Some College, No Degree	552	930	2,914				
Other	380	832	2,569	Associate Degree	91	156	417				
Hispanic Origin	395	968	3,015	Bachelor Degree	502	814	2,377				
U.S. Armed Forces:	0	0	0	Advanced Degree	371	548	1,415				
Households:											
2029 Projection	1,099	1,772	5,252	2024 Population by Occupation							
2024 Estimate	907	1,494	4,434	Real Estate & Finance	115	193	589				
2010 Census	710	998	3,518	Professional & Management	1,073	1,663	4,655				
Growth 2024-2029	21.17%	18.61%	18.45%	Public Administration	57	103	340				
Growth 2020-2024	27.75%	49.70%	26.04%	Education & Health	425	616	1,730				
Owner Occupied	861	1,346	3,971	Services	225	358	919				
Renter Occupied	46	147	464	Information	154	183	370				
2024 Avg Household Income	\$158,504	\$155,379	\$145,482	Sales	192	444	1,679				
2024 Med Household Income	\$134,110	\$129,946	\$119,932	Transportation	4	6	10				



UNIQUE
PROPERTIES

TCN
WORLDMAR
REAL ESTATE SERVICES

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