

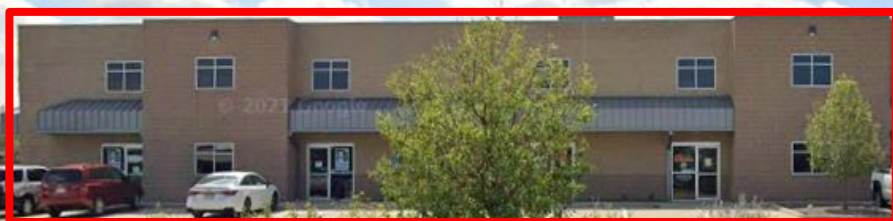
FLEX SPACE FOR SALE
3752 Imperial St. Units D - G

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Units D - G

G F E D



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Fully Leased With Option for Owner-User to Occupy 3,173sf

Located in a strategic area of Frederick with easy access to two major highways, these four industrial condominiums are a fantastic investment opportunity!

- Units D & E & G currently leased out at attractive lease rates.
- **Units F can be available in 30 - 60 days for occupancy, ideal for an owner-user OR Owner will leaseback unit at market rates.**
- Can buy individual units, 1 condo or up to all 4.

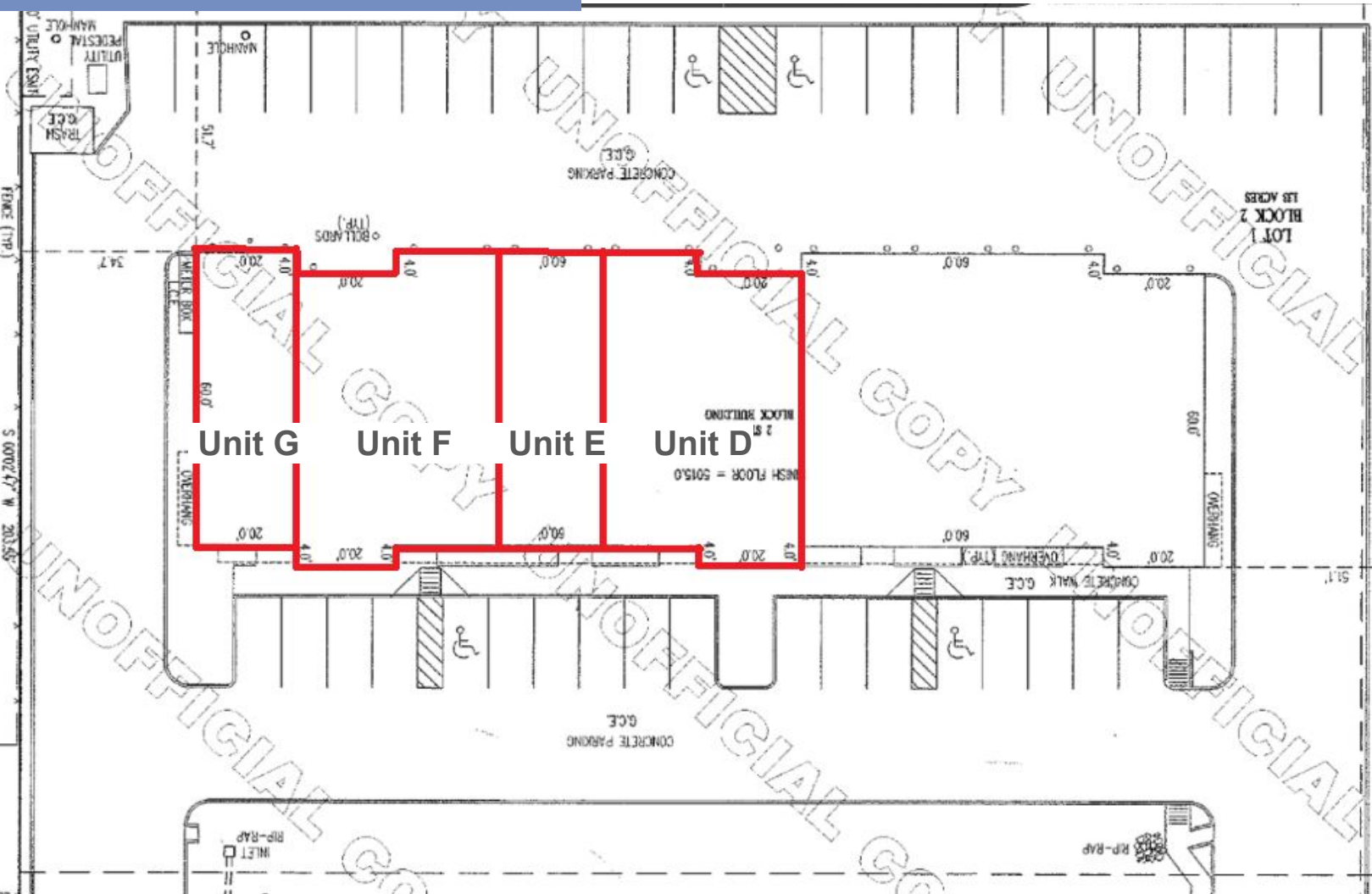
This property offers both investment potential and a new home for an owner user looking for easy access to I - 25, making it an excellent choice for businesses seeking prime industrial space with an income-generating aspect.

Call us for more information and to set up a tour

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SPACE INFO



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Size (4 Condos) 9,505 sf

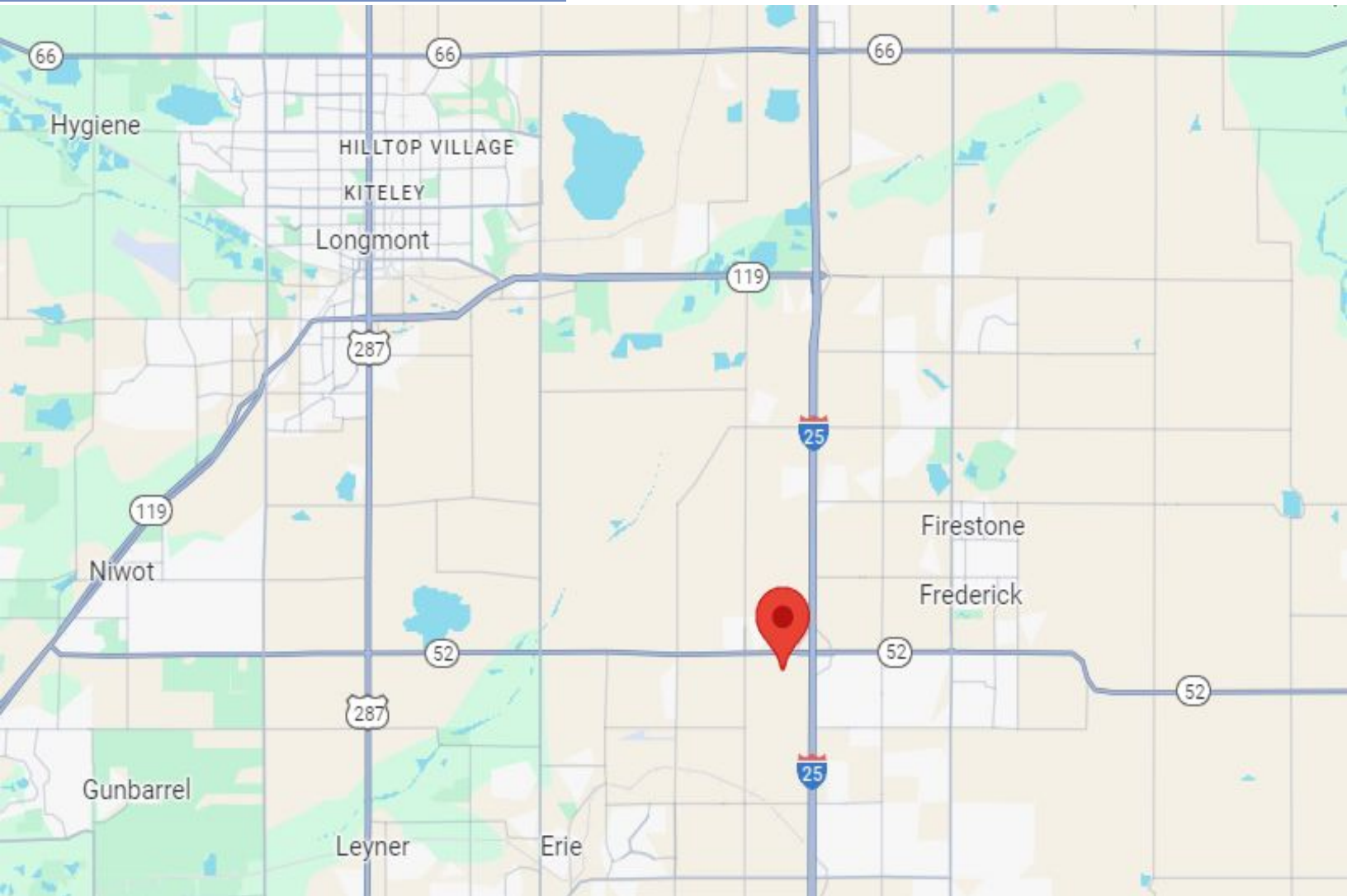
Asking Price (All 4) \$2,300,000

Unit	Price	Total SF	Office sf	WH / Mezz
D	\$775k	3,173	773	2,400
E	\$375k	1,582	382	1,200
F	\$825k	3,173	773	2,400
G	\$385k	1,582	382	1,200

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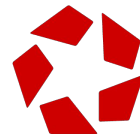
- Ceiling Clear Height: 20 ft
- 1-2 Overhead Door Per Unit: 14' x 14'
- Power: 3 Phase (250 - 400 Amp)
- Zoning: (I) Industrial District, Frederick
- Sprinkled
- 4 parking spots per unit
- Built in 2002
- 1 BA per Unit

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All information provided is deemed reliable,
but is not guaranteed and should be independently verified

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Unit E



Unit E



Unit F



Unit D



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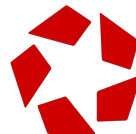
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Unit F



Unit D



Unit E



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