

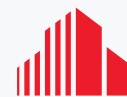
FOR SALE OR LEASE

CONSTRUCTION COMPLETE AT 4881 EAGLE BOULEVARD



4881 EAGLE PLACE

FREDERICK, CO 80504



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

Total SF: ±16,135 SF

Site Size: 1.91 Acres

Zoning: Industrial District (Frederick)

Water: Town of Frederick

Sewer: St. Vrain Sanitation District

Electric: United Power

Gas: Black Hills Energy

Municipality: Town of Frederick

Mill Levy: 150.313

Delivery Date: Q3 2025

ADDITIONAL HIGHLIGHTS

- Easy access to I-25
- Newly established industrial park
- Zoning allows for some outside storage
- Regional Detention

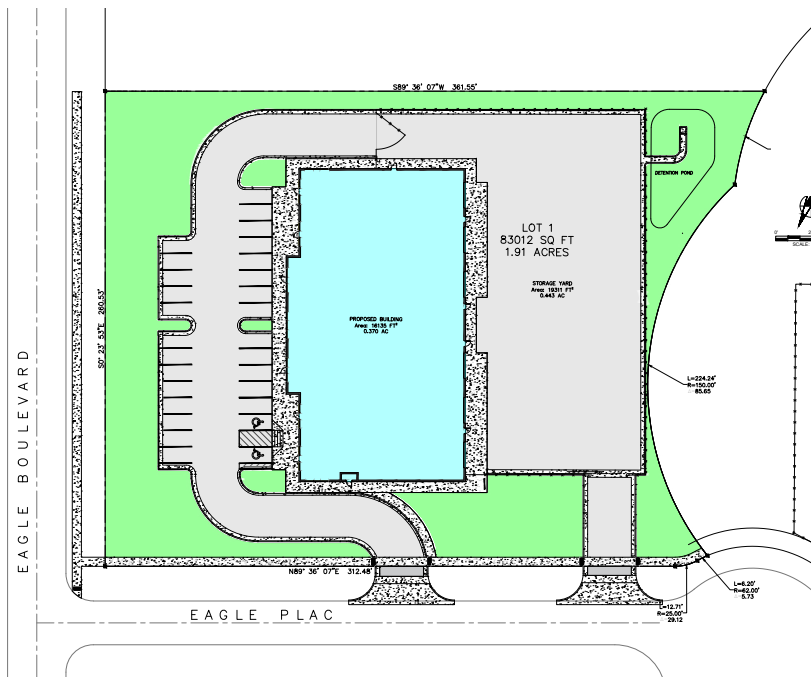
CONCEPTUAL SITE PLAN

4881 EAGLE PL.
FREDERICK, COLORADO



SITE DETAILS

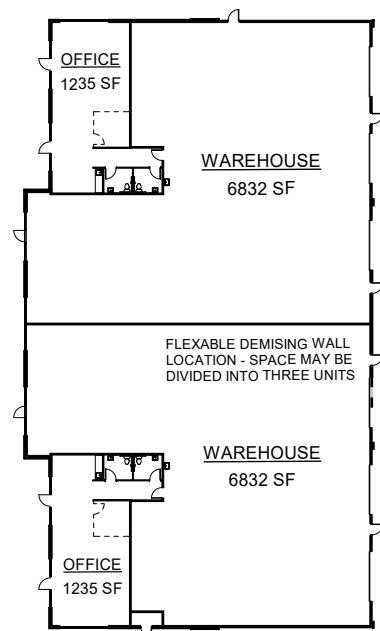
- Yard: $\pm 20,000$ SF (0.44 Acres)
- Fenced and Secure Storage Yard
- Concrete Apron by Overhead Doors
- Asphalt Pavement throughout Storage Yard
- Dual Gated Access Points to the Yard
- Tractor Trailer Accessible



BUILDING DETAILS

- Total Building: $\pm 16,135$ SF
- Office Space: Two (2) 1,235 SF Spec Suites
- Loading: Four (4) 12' x 12' grade level doors
- Clear Height: 18'
- Clear Span Building
- Potential Demising for 3 Tenants
- Sprinklered Building

CONCEPTUAL FLOOR PLAN

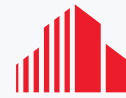




FOR SALE OR LEASE

4881 EAGLE PLACE

FREDERICK, COLORADO



CUSHMAN &
WAKEFIELD



Drive Times

Source, Google

Destination	Drive Times
Longmont	20 Mins
Denver CBD	27 Mins
DEN Airport	35 Mins
Greeley	45 Mins
Fort Collins	54 Mins

Major Tenants

- Transwest Truck Trailer
- Airgas
- Earth Roamer
- Agilent Technologies
- Turner Construction
- Cruise America
- OtterBox
- TSN West
- Heartland Express
- American Furniture Warehouse

Retail Amenities

- QuickTrip
- Exxon
- Kum & Go
- McDonalds
- Pizza Hut
- Good Times
- Burger King
- Taco Bell
- Ziggi's Coffee

Contact Information

DREW MCMANUS, SIOR
Executive Managing Director
+1 303 813 6427
drew.mcmanus@cushwake.com

BRYAN FRY
Senior Director
+1 720 217 4071
bryan.fry@cushwake.com

RYAN SEARLE
Senior Director
+1 303 813 6499
ryan.searle@cushwake.com

TRAVIS ACKERMAN
Executive Managing Director
+1 970 222 6452
travis.ackerman@cushwake.com

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