



TWO ACRE SITE
EXCESS LAND

**FOR SALE | \$6.75M WITH OPTION TO PURCHASE TWO ADJACENT ACRES
FOR \$550,000 SEPARATELY OR AS A PACKAGE**

7501 MILLER DRIVE | FREDERICK, CO
28,204 SF BUILDING | ±4 ACRES



**CUSHMAN &
WAKEFIELD**

PALMER
PROPERTIES

7501 MILLER DRIVE FREDERICK, CO

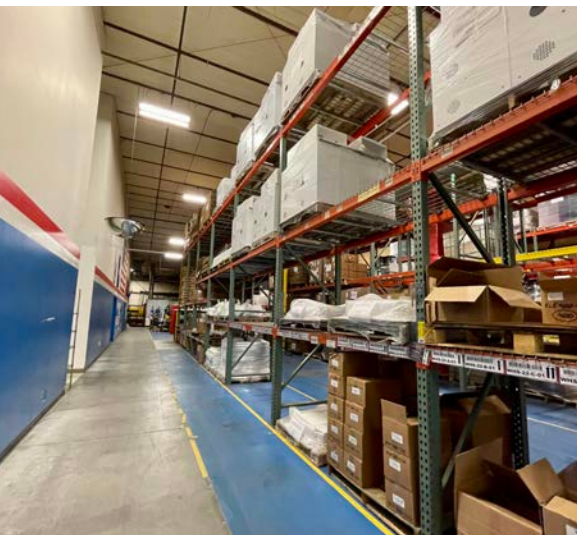
Property Features

- 30 Minutes to Denver, Boulder & Fort Collins
- Newer construction
- Extra ground for outside storage/expansion/additional parking/warehouse
- Large R&D/electrical lab areas
- 1 Loading Dock, 3 Drive In Doors

Building Size: 28,204 SF

Site Area: ±4 Acres

Zoning Industrial District Overlay District PUD-O



7501 MILLER DRIVE

FREDERICK, CO



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Estimate Population	1,910	26,352	51,330
2029 Projected Population	2,241	31,104	60,674
2024 Households	608	8,796	17,281
Average HH Income	\$158,911	\$126,493	\$127,411
Source: CoStar, 2024			

SUBJECT
PROPERTY



2 ACRES
EXCESS YARD



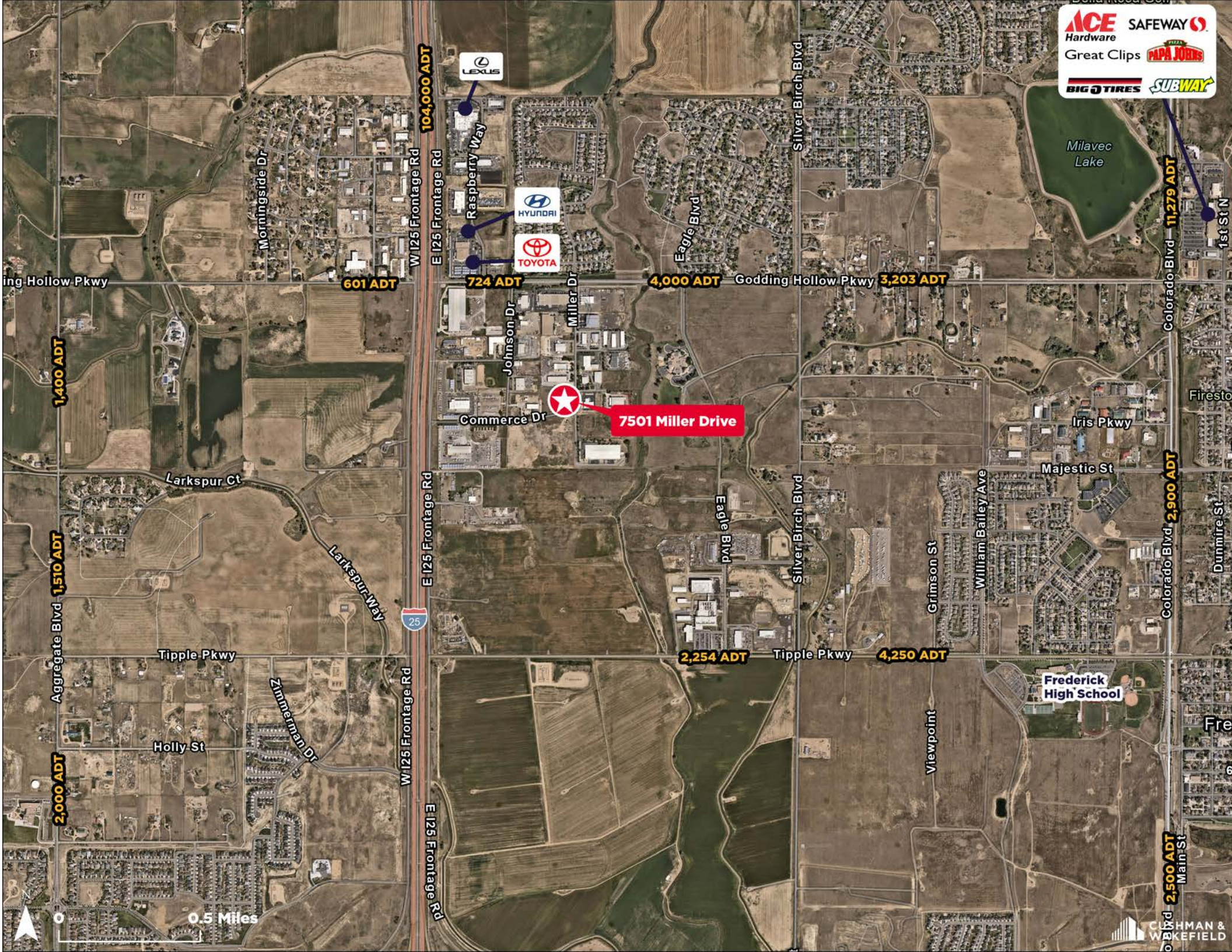
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FREDRICK

7501 MILLER DRIVE
FREDERICK, CO





7501 Miller Drive



**SUBJECT
PROPERTY**

**2 ACRES
EXCESS YARD**

FOR MORE INFORMATION, CONTACT:

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