

FOR SALE/LEASE

8274 RASPBERRY WAY

FREDERICK, COLORADO 80504



4,065 SF OFFICE/SHOP/BUILDING



NEW CONSTRUCTION ON 2.3 ACRES WITH FENCED & PAVED LOT

VERSATILE FLEX/INDUSTRIAL/OFFICE SPACE

JEFF HEINE

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PROPERTY FEATURES

SALE PRICE/LEASE RATE	Please Contact Broker
BUILDING SIZE	4,056 SF
LOT SIZE	2.3 Acres 1.5 acres of paved/fenced yard
LOADING	One drive-in bay
POWER	600 Amp 3 Phase
YEAR BUILT	2024

PROPERTY HIGHLIGHTS

- New construction
- Approximately 1.5 acres of fenced/paved yard
- State of the art office/showroom/shop building
- Excellent location off I-25 in Frederick, Colorado

PROPERTY DESCRIPTION

Jeff Heine with Lee & Associates Denver is pleased to present this opportunity to lease or purchase 8274 Raspberry Way, Frederick, Colorado, 80504. This brand new 4,056 SF building office/shop building on a 2.3 acre fenced and paved lot was constructed in 2024, and offers a versatile space perfect for an industrial/office or industrial/showroom business.

The property boasts state-of-the-art facilities, with multiple upgrades including a fully paved and fenced yard, a comprehensive security system, upgraded ceilings and flooring, and huge windows offering abundant natural light.

With its strategic location off I-25 in the thriving Frederick area, this property presents an exceptional opportunity for businesses seeking a high-traffic, high-visibility location for their operations.

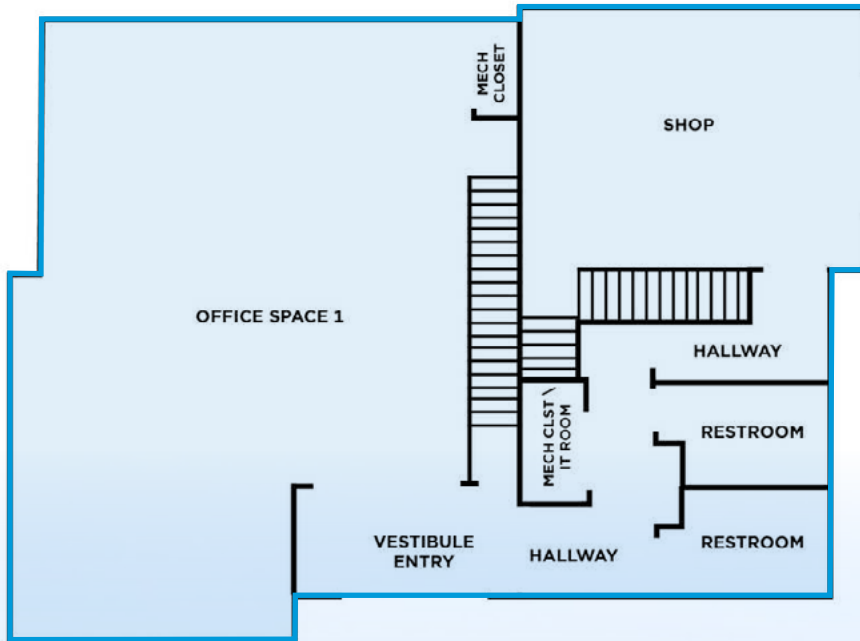
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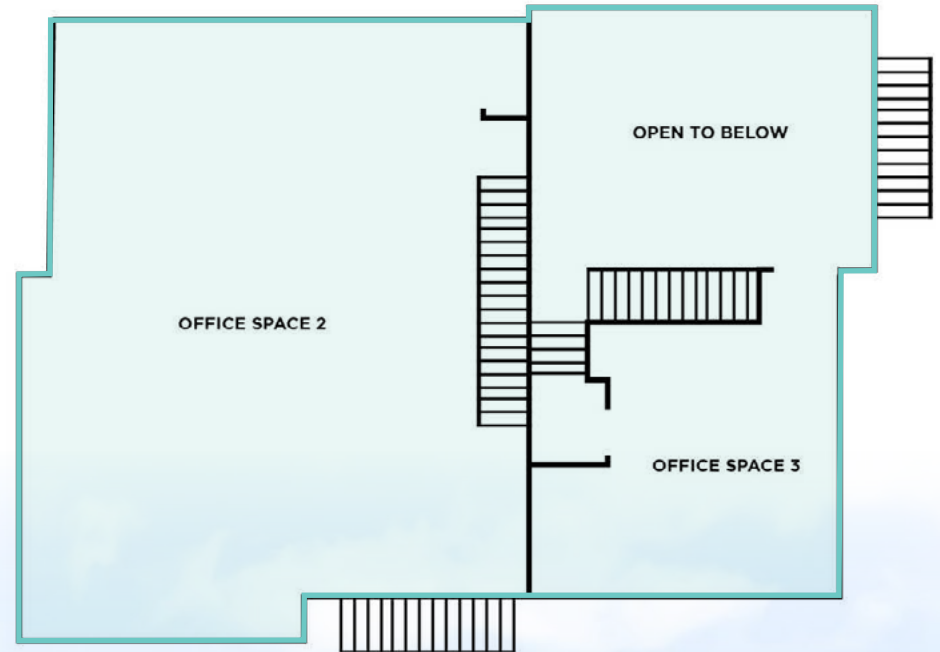
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FLOORPLANS

FIRST FLOOR



SECOND FLOOR

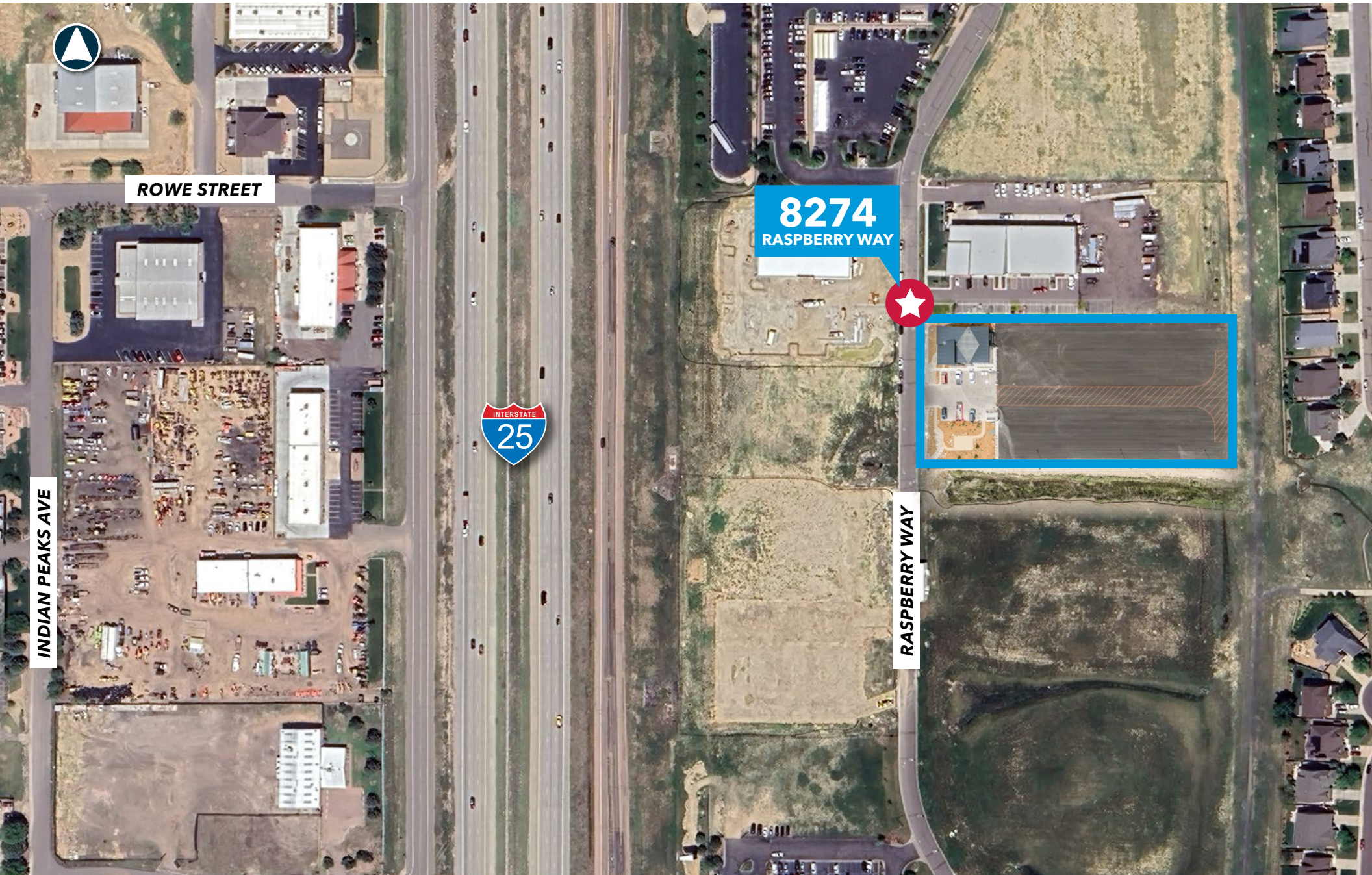


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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



ROWE STREET

INDIAN PEAKS AVE



8274
RASPBERRY WAY



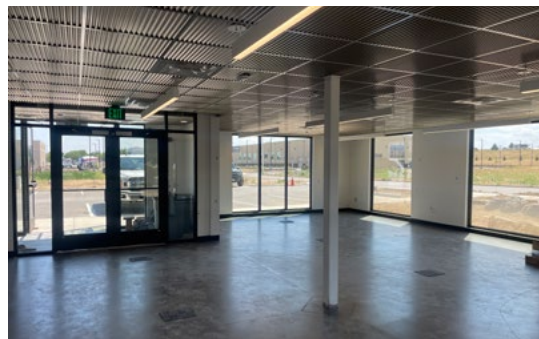
RASPBERRY WAY

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