

7308 Miller Dr
Frederick, CO

FOR SALE



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STEP
COMMERCIAL



Property Notes:

The ±6-acre parcel of raw land is located within the Frederick West Business Center and offers a prime blank canvas for future development. The site is well-positioned with gas, electric, and water utilities located beneath Miller Drive, providing convenient access and helping to streamline the development process. With excellent connectivity to both Interstate 25 and Highway 52, the property benefits from strong regional access and visibility, making it well-suited for a variety of commercial or industrial uses.

Asking Price: \$1,800,000
Lot Size: +/- 6.484 Acres
Zoning: Industrial district (i)



Location Description

Frederick is a rapidly growing community located in northern Colorado, strategically positioned between the Denver Metro area and the Northern Colorado Front Range. The town offers direct access to major transportation corridors, including Interstate 25 and Highway 52, providing efficient connectivity to Denver, Boulder, Longmont, Loveland, and Greeley.

Frederick has experienced strong residential and commercial growth driven by its central location, business-friendly environment, and proximity to a skilled regional workforce. The town supports a diverse mix of industrial, flex, commercial, and service-oriented uses, making it an attractive destination for businesses seeking accessibility, growth potential, and a lower-cost alternative to core metro markets.

Highlights

- Zoning: Industrial district (i) - Ideal for a variety of uses including industrial, flex, warehouse, or service-oriented development
- Development Opportunity
- Gas, electric, and water lines beneath Miller Dr
- Excellent regional access with close proximity to Interstate 25 and Highway 52

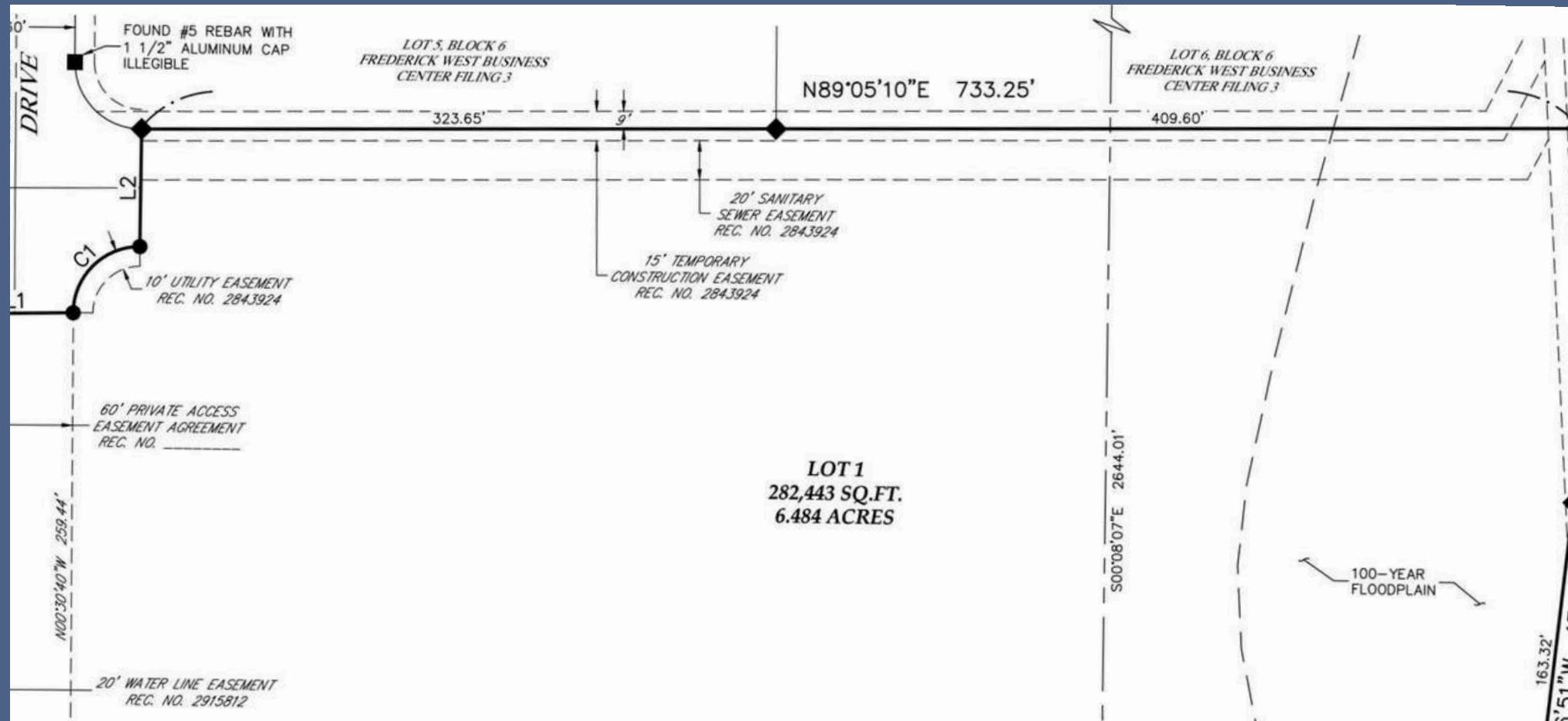


**+/- 6.484 Acres
(282.433 SQ.FT)**

***Artistic Rendering**



Zoom into 7308 Miller Plat





Take the Next Step

Contact US



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