

For Lease

CBRE

FREDERICK BUSINESS PARK

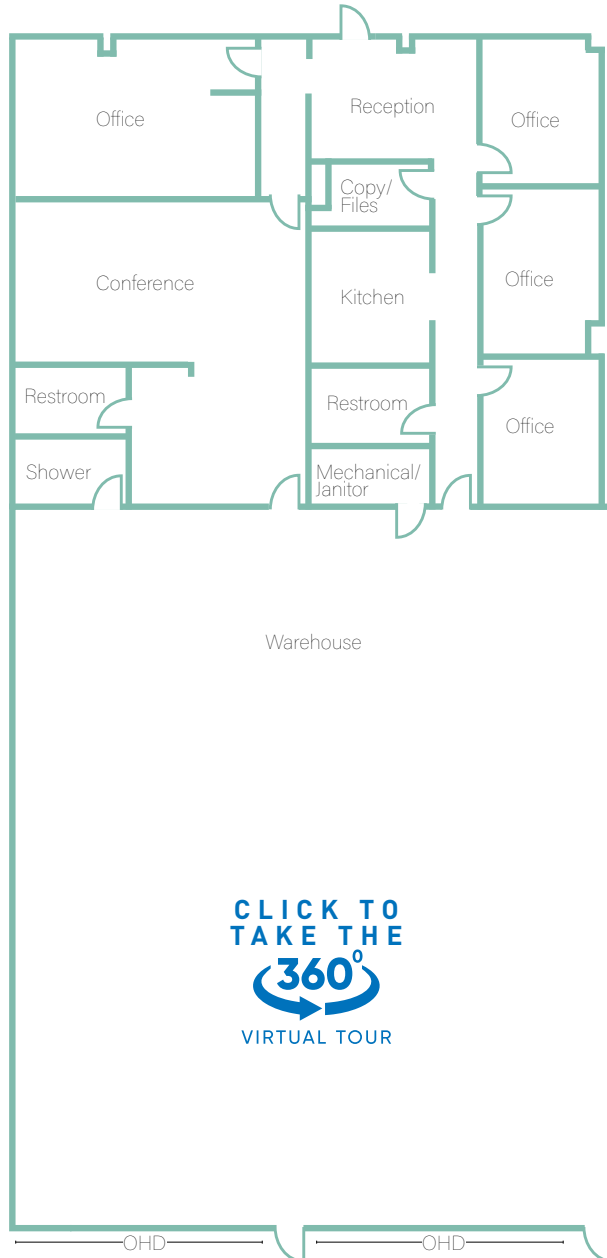
4030 Bruin Blvd | Frederick, CO 80530



Combined Unit Available

Units K/L

5,000 SF



Property Features



\$15.00/SF NNN Lease Rate



\$7.92/SF NNN's (2024 Estimate)



5,000 SF Unit



2,000 SF Office Area



3,000 SF Warehouse



Minimum 16' Clear Height



Two 12' x 14' Overhead Doors



3 Phase Power



Large Fenced Outdoor Storage Yard



Modern Construction Completed in 2020



Convenient Location Near I-25

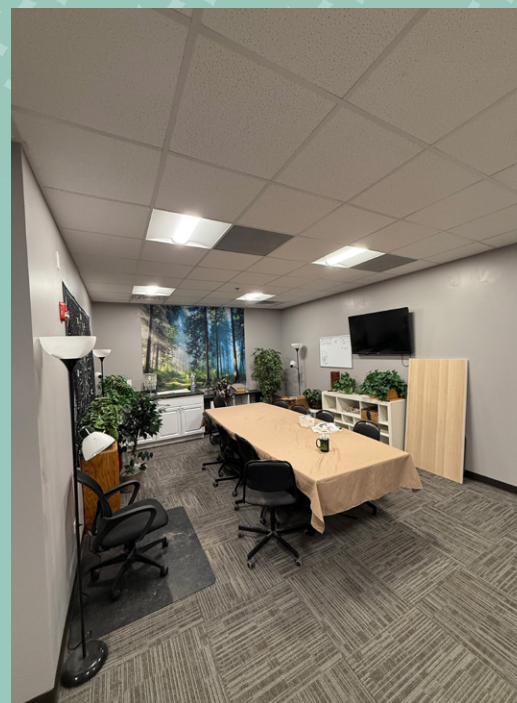


16 Cameras on Property with Live Feed that Tenants can view on an App

Representative Photos



5,000 SF Equipped with a Reception Area, Kitchen, Two Restrooms, Shower, Warehouse, and Fenced Yard



Exterior Photos



A great opportunity to join the booming manufacturing and biotech industries in the area as a part of this growing and vibrant town.



FOR MORE INFORMATION,
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