

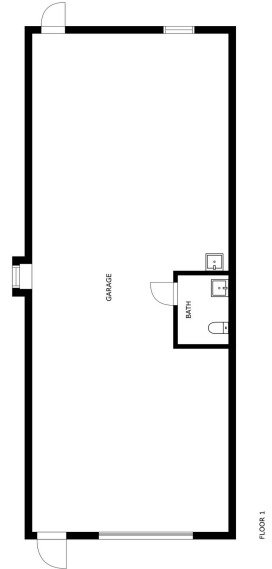
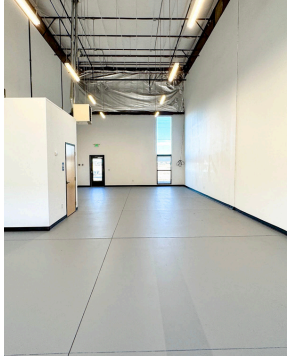
# EMERALD

REALTY

## For Lease

3540 HIGHWAY 52 SUITE E2 FREDERICK, CO

**\$1,500.00/MONTH + NNN**



### Pricing

- Term: 12-60 Months
- Rent: \$12.00/SF
- NNN: \$7.39/SF
- Gas, Electric & H2O Billed Separately
- Security Deposit & Qualification Credit Dependent

### Features

- Size: 1,500 SF
- Spacious Warehouse
- Private Restroom
- Overhead Door: 12' Wide x 10' Tall
- Business Light Industrial Zoning

### Property

Emerald Workshops is a mixed-use campus bridging the gap between an urban main street and spacious rural landscape.

**EMERALD REALTY LTD.**

303.444.4552

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