

APPROXIMATELY 3,850 SF OF INDUSTRIAL/FLEX SPACE FOR LEASE

## 4112 KODIAK COURT, UNIT C

FREDERICK, COLORADO 80504



**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

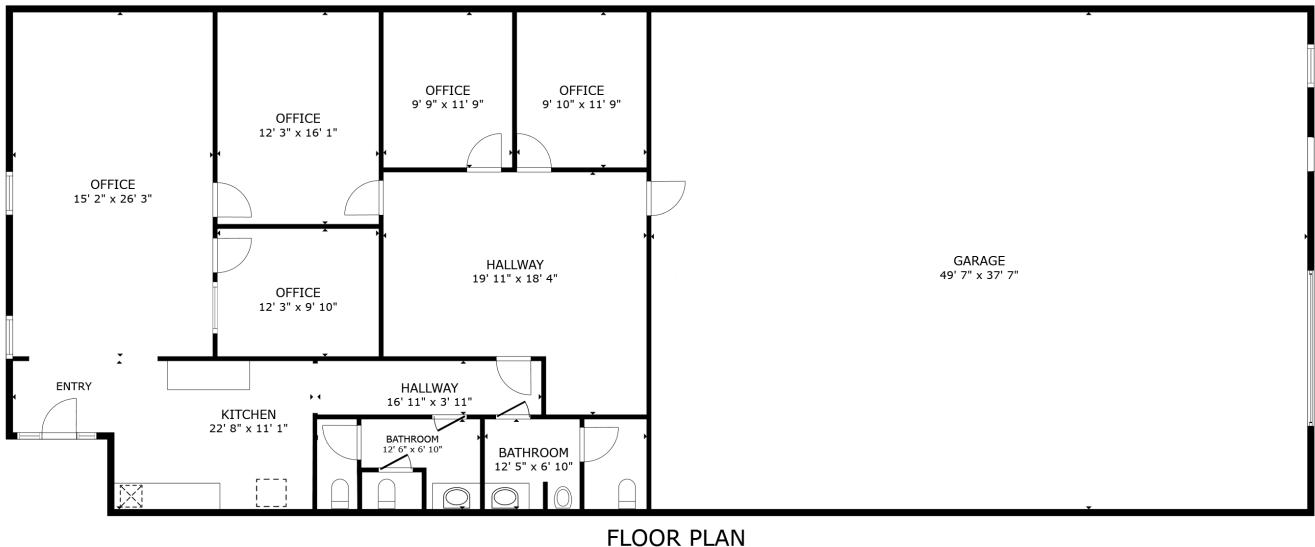
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**FOR LEASE**

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## PROPERTY SUMMARY

4112 KODIAK COURT, UNIT C | FREDERICK, CO 80504



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### Property Summary

Lease Rate:	\$14.00 PSF
2026 Triple Nets::	\$7.04 PSF
Available SF:	3,850
County:	Weld
Grade Doors:	One
Year Built:	2000

### Property Overview

Fantastic opportunity to lease 3,850 square feet in a masonry block industrial/flex building located within Bear Industrial Park in Frederick, Colorado. This property is centrally located between State Highways 119 and 52 along the East Frontage Road.

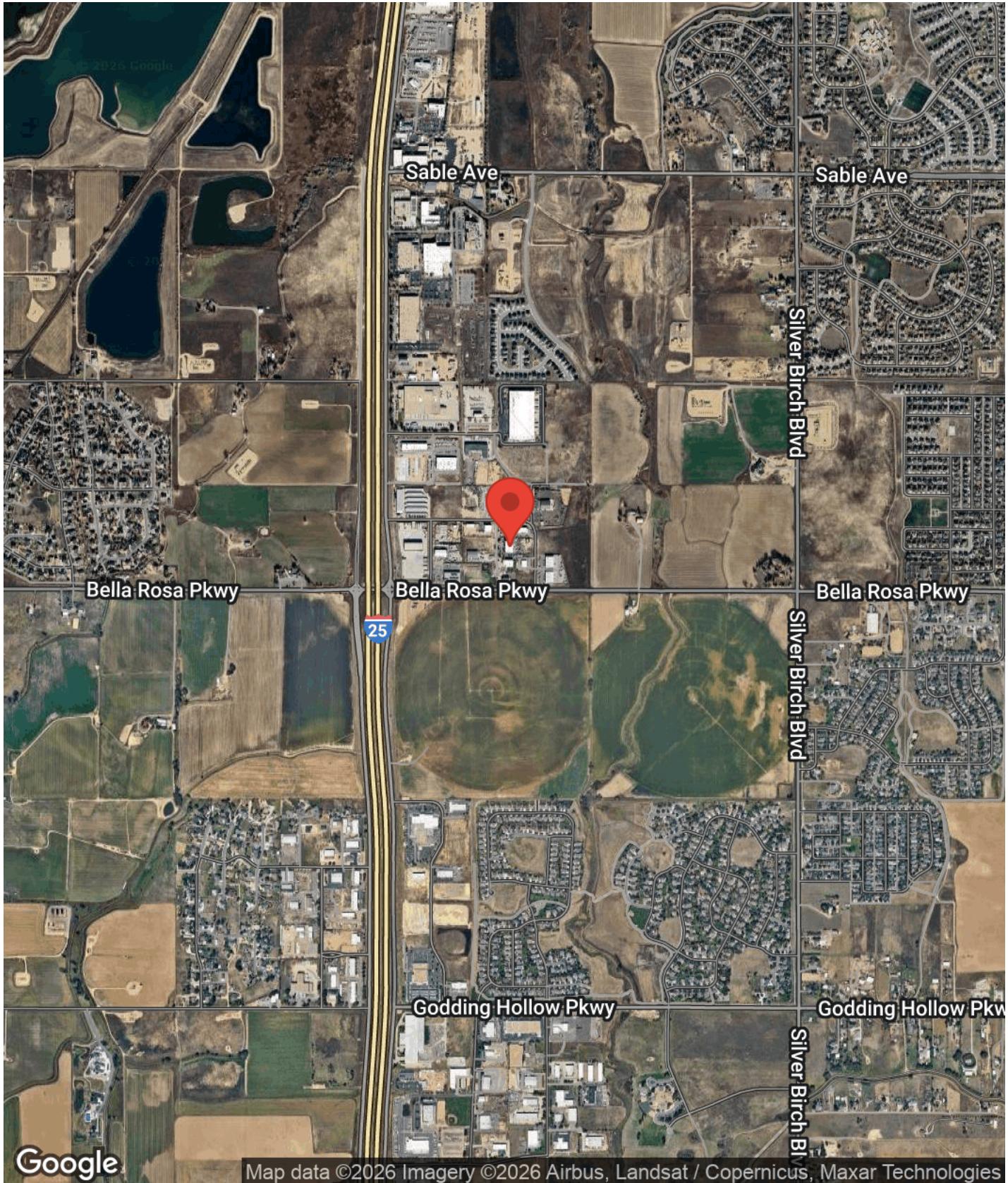
This suite is currently set up with multiple offices, a conference room, kitchenette, bullpen area and large warehouse space but it could easily be opened up for a more open floor plan. The suite has two private restrooms and one overhead door. The building has fiber and Comcast internet circuit.

### **VIRTUAL TOUR**

<https://rem.ax/4112KODIAK>

## AERIAL MAP

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