

Stand Alone Flex Building For Lease

3764 IMPERIAL ST. | FREDERICK, CO 80516

Unit Size: 10,650 SF
Available: Q3 2020
Rate: \$10.50 NNN (\$5.92)

HAVE-IT-ALL

Ever hear the term "warehouse chic"? We hadn't either, until we just invented it to describe this stylishly updated lease. You get the whole beautiful building to enjoy: lots of warehouse space to store stuff, build stuff and stack stuff up to 20 feet high, plus a tastefully finished office with modern updates aplenty. It's been owner-occupied (and pampered) for the past 10 years, and now this looker is looking for its next tenant.

PROPERTY HIGHLIGHTS

- 40% office, 60% warehouse
- Natural yet modern finishes
- Dock and drive-in loading
- 20-foot clear height
- Standalone building with ample parking
- Additional 10,000 SF available next door
- Outdoor storage options



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