

Available Summer 2025



BUILD TO SUIT OPTIONS FOR SALE OR LEASE

#	BUILDING SIZE	LOT SIZE	PRICE
1	3K-30K	4.21 AC (183,308 SF)	Negotiable
2	5K-30K	4.406 AC (191,911 SF)	Negotiable

USES ALLOWED

Industrial Flex Use, Live/Work, Office, Office - Warehouse, Life Science, Flex with outdoor storage.

BUILDING 1 - LOT 1

BUILDING SIZE: 2,700 - 30,000 SF

LOT SIZE: 4.21 ACRES

USES ALLOWED

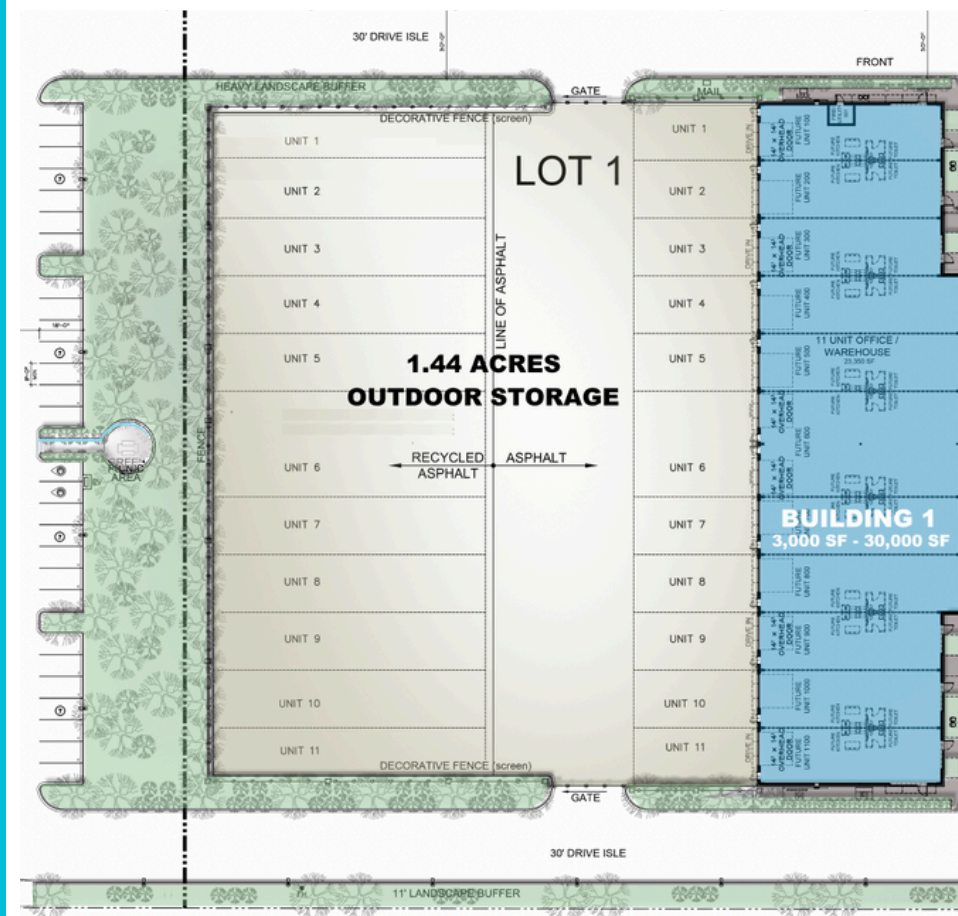
- Industrial Flex Use
- Live/Work
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.44 ACRES

- Fenced Outdoor Storage with two Remote Gates
- Individual Outdoor Storage Options Available.

HIGHLIGHTS

- Parking: 59 Spaces (2.54/1000)
- 2 EV Parking Stalls
- Clear Height: 24'-0"
- Company Signage Allowed
- Loading: Drive-In
- Amenities: 2 Private Picnic/Park Areas
- Zoning: Business Light Industrial (BLI)
- Contact Broker for pricing



BUILDING 2- LOT 2

BUILDING SIZE: 5,000 SF - 30,000 SF

LOT SIZE: 4.52 Acres

USES ALLOWED

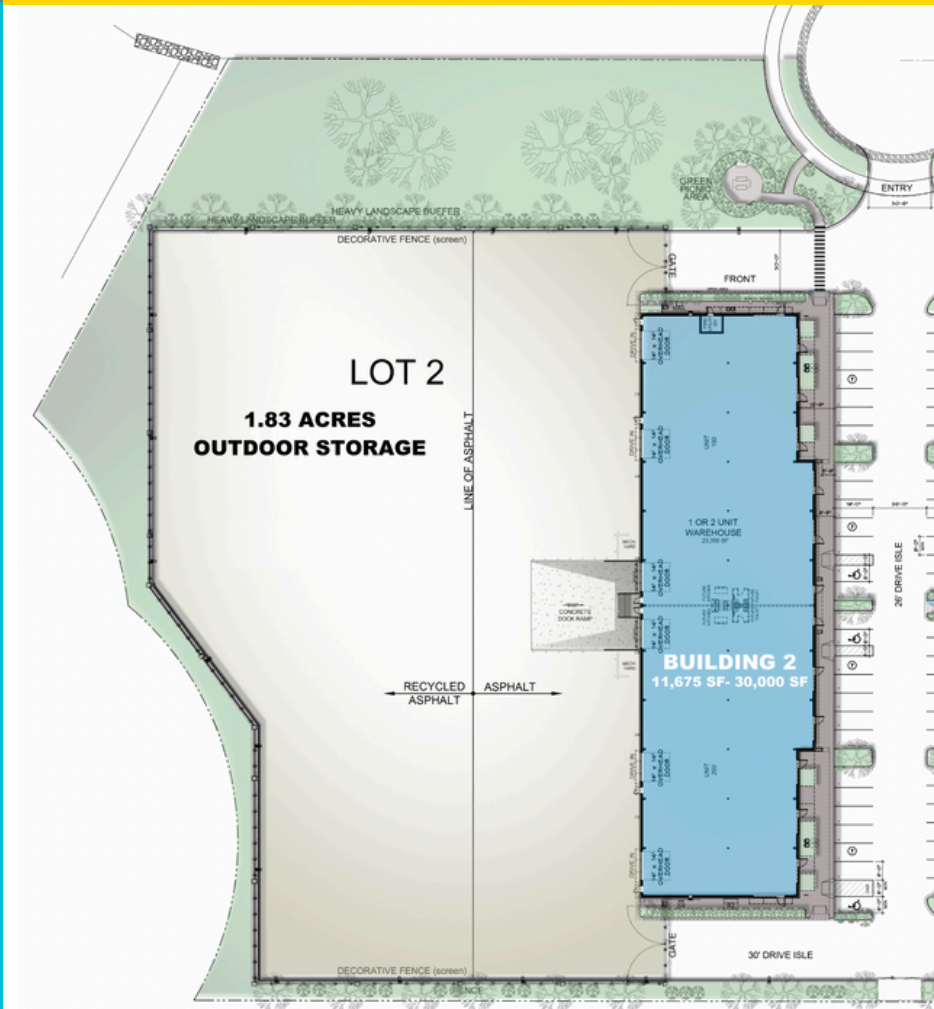
- Industrial Flex Use
- Live/Work
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.83 ACRES

- Fenced Outdoor Storage with two Remote Gates

HIGHLIGHTS

- Parking: 56 Spaces (2.4/1000)
- Two EV Parking Stalls
- Loading: Drive-In and Dock High
- Clear Height: 24'-0" Power: Any Upon Request
- Amenities: 2 Private Picnic/Park Areas / Mountain Views
- Zoning: Business Light Industrial (BLI)
- Contact Broker for pricing



LAND FOR SALE

LOT 1 SIZE: 4.21 ACRES - OFFERED AT \$1,835,000 FOR THE LAND ONLY

LOT 2 SIZE: 4.406 ACRES - OFFERED AT \$1,920,000 FOR THE LAND ONLY



RACHEL ROHRIG

303 931 7742

Rachel@MarketBoulder.com

BRITTANY BOUDREAU

303 444 0566

Brittany@MarketBoulder.com

TODD WALSH, CCIM

303 444 5040

Todd@MarketBoulder.com

4606-4700 FALCON PLACE FREDERICK, CO

↑ 38.1 MI | 46 MINS
FORT COLLINS

LABOR FORCE
WITHIN 10 MI
120,525

HOUSING GROWTH
5,661 Current Dwelling Units
2,769 Residential Lots in Process

DIVERSE WORKFORCE
in Manufacturing,
Biosciences, Aerospace,
R&D, Energy and more.

LEARN MORE ABOUT THIS PROPERTY
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GODDING HOLLOW PKWY

FIRESTONE LAKE



COLORADO BLVD



**FREDERICK TOWN
PUBLIC WORKS**



TIPPLE PKWY

← 22.5 MI | 31 MINS
BOULDER

30 MI | 34 MINS
DENVER ↓

DOWNTOWN



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