

# 4880 EAGLE PLACE

FREDERICK, CO 80504

OFFERED AT  
**\$7,800,000**

BUILDING SIZE  
**22,270 SF**  
(\$350/SF)

PROPERTY TYPE  
**INDUSTRIAL/FLEX**

## EAGLE PLACE GEM

Introducing 4880 Eagle Place: Your Industrial Flex Investment Opportunity at METTLE Innovative Industrial Park! This strategically located property in Frederick, CO, offers 22,270 square feet of versatile space with easy access to Hwy 52 and I25. It boasts modern architecture, mountain views, and features six drive-ins, two 2 dock-high doors, and divisibility options. With 1.07 acres of private fenced yard space and digital key card gate access, it caters to diverse business needs. Plus, EV charging stations add an eco-friendly touch. Don't miss this chance to invest in a thriving industrial hub!

### PROPERTY HIGHLIGHTS:

- Great access to Hwy 52 & I-25
- 8 OH Doors (14' wide x 14' tall)
- 2.85 Acre Site
- 1.07 Acres of private fenced yard
- 68 Parking Spaces (3.2/1000)
- EV charging/parking

**RACHEL ROHRIG**

303 444 4910

Rachel@MarketBoulder.com

**BRITTANY BOUDREAU**

303 444 0566

Brittany@MarketBoulder.com

**TODD WALSH, CCIM**

303 444 5040

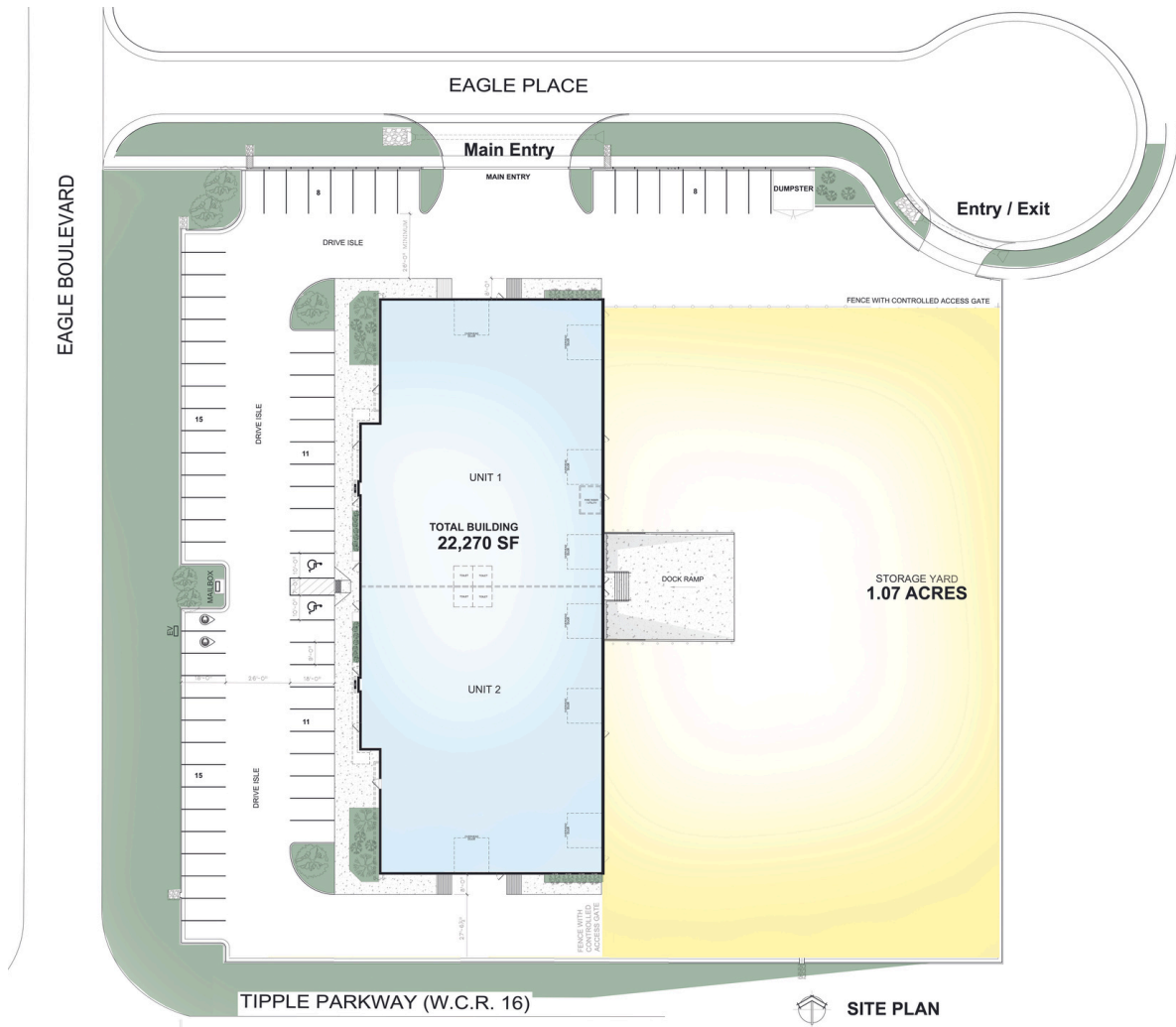
Todd@MarketBoulder.com

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://www.MarketRealEstate.com)



# 4880 EAGLE PLACE

FREDERICK, CO 80504



**RACHEL ROHRIG**

303 444 4910

Rachel@MarketBoulder.com

**BRITTANY BOUDREAU**

303 444 0566

Brittany@MarketBoulder.com

**TODD WALSH, CCIM**

303 444 5040

Todd@MarketBoulder.com

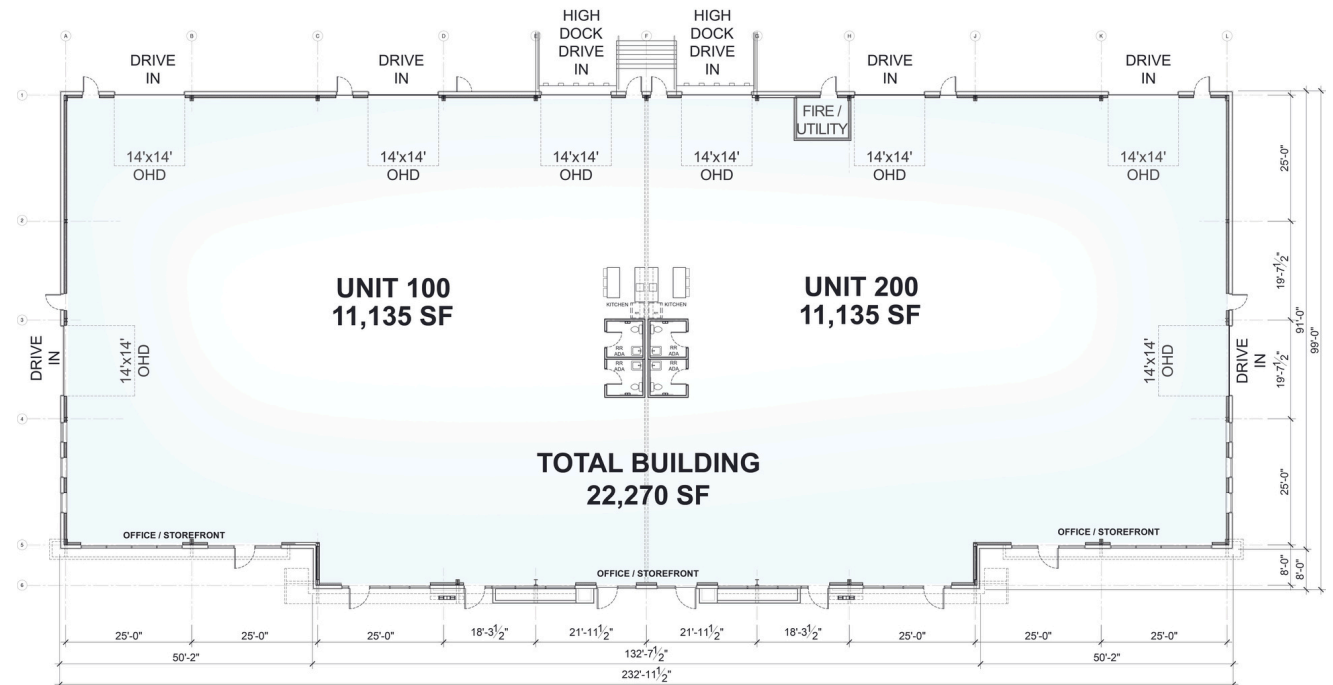


# 4880 EAGLE PLACE

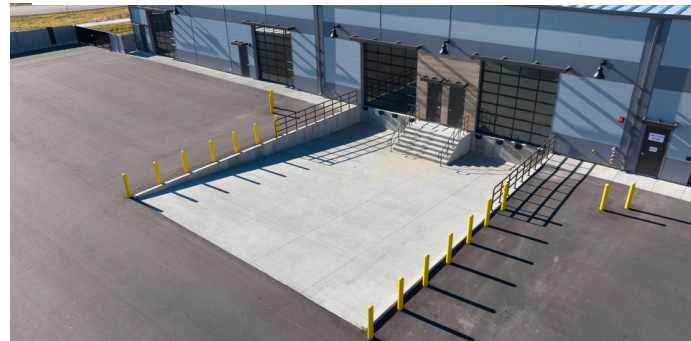
FREDERICK, CO 80504

## METTLE INNOVATIVE INDUSTRIAL PARK

- 22,270 SF building
- Built In 2022
- 5.5% Cap Rate
- High Credit Tenant Occupying the full building
- Lease Expiration Date: 12/31/25
- High End Industrial / Flex Space
- Six (6) Drive-in + Two (2) dock high
- One (1) acre outdoor storage yard (gated & enclosed)



FLOOR PLAN



**RACHEL ROHRIG**

303 444 4910

Rachel@MarketBoulder.com

**BRITTANY BOUDREAU**

303 444 0566

Brittany@MarketBoulder.com

**TODD WALSH, CCIM**

303 444 5040

Todd@MarketBoulder.com



# 4880 EAGLE PLACE

FREDERICK, CO 80504

↑ 38.1 MI | 46 MINS  
FORT COLLINS



GODDING HOLLOW PKWY

FIRESTONE LAKE



FREDERICK TOWN  
PUBLIC WORKS



TIPPLE PKWY

COLORADO BLVD

30 MI | 34 MINS  
DENVER ↓



DOWNTOWN



← 22.5 MI | 31 MINS  
BOULDER

**RACHEL ROHRIG**

303 444 4910

Rachel@MarketBoulder.com

**BRITTANY BOUDREAU**

303 444 0566

Brittany@MarketBoulder.com

**TODD WALSH, CCIM**

303 444 5040

Todd@MarketBoulder.com

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://www.MarketRealEstate.com)

