

# INDUSTRIAL FOR LEASE



4041 Bruin Blvd - 2 Units, Frederick, CO 80504



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	5,734 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>LOT SIZE:</b>	1.13 Acres
<b>YEAR BUILT:</b>	2008
<b>BUILDING SIZE:</b>	8,460 SF
<b>ZONING:</b>	I

## PROPERTY OVERVIEW

Office/Warehouse space. Two units, each with approximately 1500+ SF Office and approximately 1200+ SF Warehouse. 2 ADA baths and AC each unit. 18' ceiling height and 14'x14' overhead doors. Separate meters. Security system. Fenced. Landscaped. 27 parking spaces including handicap space. 1.13 Acre. Convenient location. Lease is \$12.00 SF NNN.

From Denver, North on I-25, East at Exit 235 (CO-52). North on Frontage Rd. for 2.5 Mi. East on Bruin Blvd. Strategically located between Denver and Fort Collins.

## PROPERTY HIGHLIGHTS

- Convenient Location
- \$12.00 SF NNN
- Security System
- Office Units have accompanying Warehouse Space
- Each unit shares a fenced yard

**HIGHLANDS RANCH, CO**  
640 Plaza Dr.,  
Suite 300  
Highlands Ranch, CO 80129

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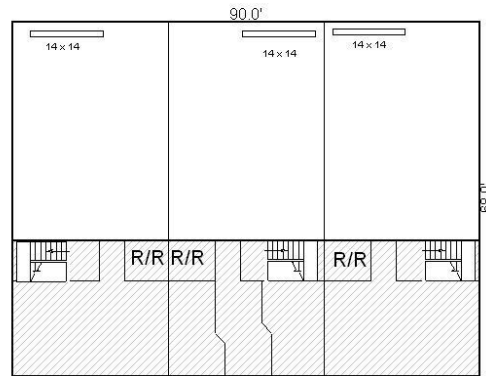
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First Floor  
6120.0 S.F.  
22' Sidewall Height  
Masonry Block  
Mezzanine Storage  
2340.0 S.F.

Sketch by Apex IV™



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