

FOR SALE OR LEASE! Industrial Flex with Secured Yard Near I-25!

READY FOR OCCUPANCY AT 4881 EAGLE BOULEVARD



NEW INCENTIVE: \$17.00/SF NNN FOR THE FIRST YEAR ON A FIVE YEAR LEASE

# 4881 EAGLE BLVD

FREDERICK, CO 80504

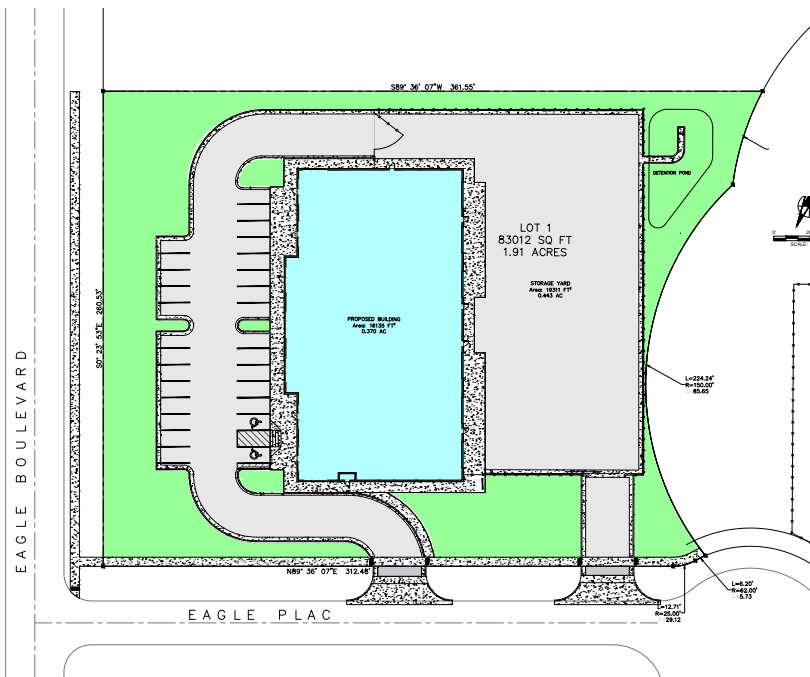


## PROPERTY FEATURES

<b>Total SF:</b>	±16,135 SF	<b>Electric:</b>	United Power
<b>Site Size:</b>	1.91 Acres	<b>Gas:</b>	Black Hills Energy
<b>Zoning:</b>	Industrial District (Frederick)	<b>Municipality:</b>	Town of Frederick
<b>Water:</b>	Town of Frederick	<b>Mill Levy:</b>	150.313
<b>Sewer:</b>	St. Vrain Sanitation District		

## ADDITIONAL HIGHLIGHTS

- Easy access to I-25
- Zoning allows for some outside storage
- Newly established industrial park
- Regional Detention



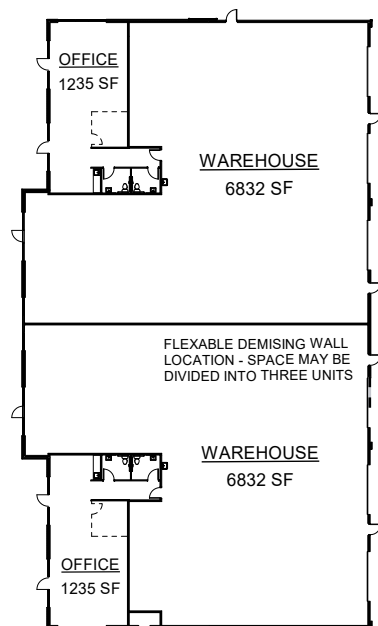
## SITE DETAILS

- Yard: ±20,000 SF (0.44 Acres)
- 28 Striped Parking Spaces
- Fenced & Secure Storage Yard
- Concrete Apron by Overhead Doors
- Asphalt Pavement throughout Storage Yard
- Dual Gated Access Points to the Yard
- Tractor Trailer Accessible

## BUILDING DETAILS

- Total Building: ±16,135 SF
- Office Space: Two (2) 1,235 SF Spec Suites
- Loading: Four (4) 14' x 14' grade level doors
- Clear Height: 18' - 20'
- Clear Span Building
- Potential Demising for 3 Tenants
- Sprinklered Building

## FLOOR PLAN





GREAT INCENTIVES FROM THE TOWN OF FREDERICK

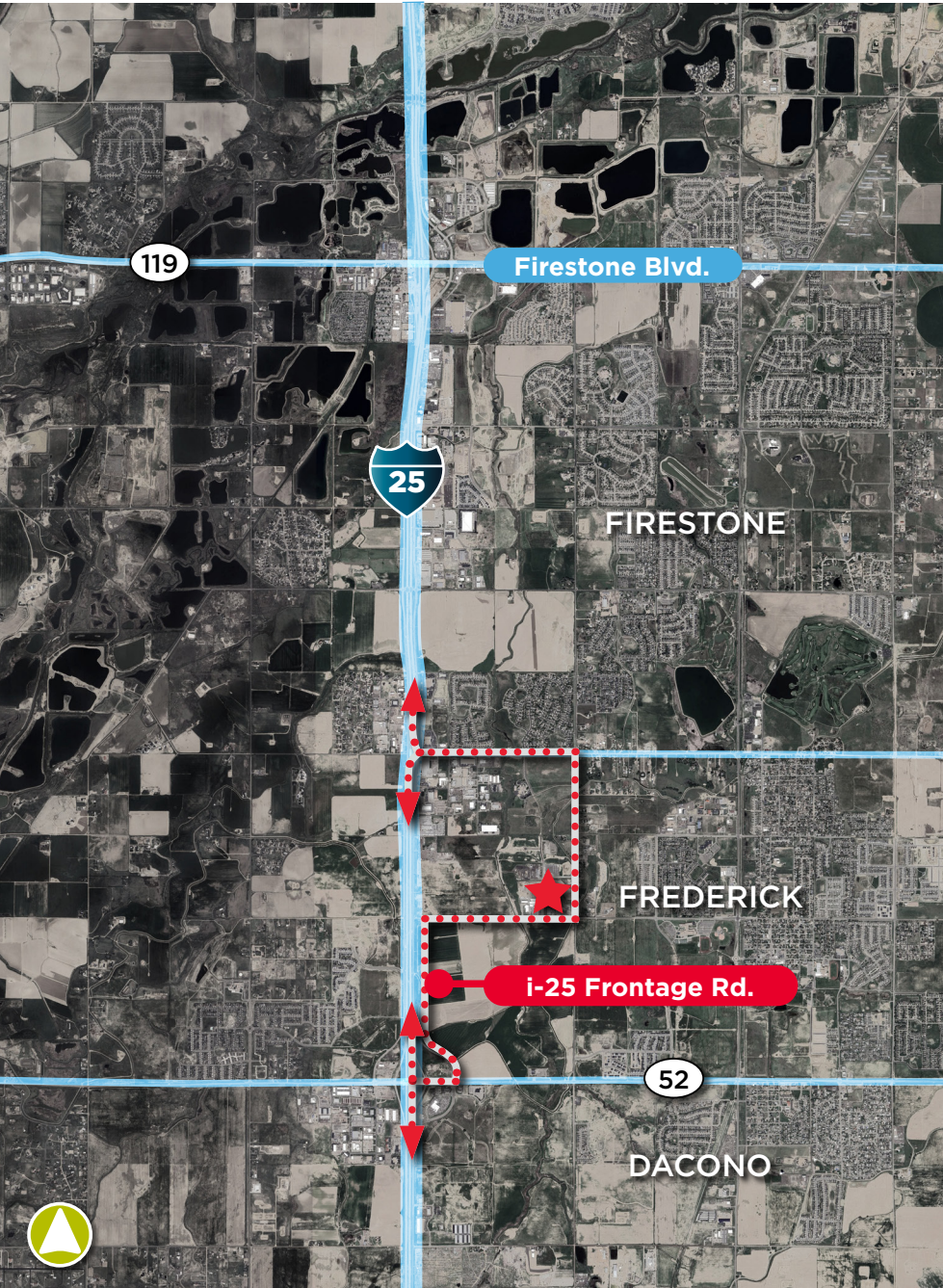
<https://www.frederickco.gov/869/Grants-Financial-Resources>



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FREDERICK, COLORADO



## Drive Times

Source, Google

Destination	Drive Times
Longmont	20 Mins
Denver CBD	27 Mins
DEN Airport	35 Mins
Greeley	45 Mins
Fort Collins	54 Mins

## Major Tenants

- Transwest Truck Trailer
- Airgas
- Earth Roamer
- Agilent Technologies
- Turner Construction
- Cruise America
- OtterBox
- TSN West
- Heartland Express
- American Furniture Warehouse

## Retail Amenities

- QuickTrip
- Exxon
- Kum & Go
- McDonalds
- Pizza Hut
- Good Times
- Burger King
- Taco Bell
- Ziggis Coffee

### Contact Information

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