



# THE METTLE

4880 EAGLE PLACE, FREDERICK, CO 80504

**CLASS A INDUSTRIAL/FLEX BUILDING  
FOR SALE FOR \$7,794,500**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

[kinseycre.com](http://kinseycre.com)

Kinsey & Company Commercial Real Estate is pleased to present The Mettle, a best-in-class, freestanding Class A industrial facility located in the rapidly growing Frederick trade area of Northern Colorado. Constructed in 2022, the property totals 22,270 square feet and sits on a 2.85-acre site, featuring a 1.07-acre fenced outdoor storage yard and a dedicated on-site parking lot with 68 total spaces, including EV charging. Designed for functional flexibility, the building is equipped with six (6) drive-in doors and two (2) dock-high doors, making it well suited for a wide range of industrial, service, and logistics users.

The Mettle benefits from exceptional regional connectivity, situated approximately five minutes from Interstate 25, Colorado's primary north-south transportation corridor. This strategic location provides efficient access to Fort Collins, Longmont, North Denver, and the broader Front Range, positioning the property to serve both local and regional operations. The asset is currently occupied by Turner Construction, with the tenant scheduled to vacate in December 2026, creating a defined near-term opportunity for owner-users or investors seeking future occupancy flexibility.

Adding to its long-term appeal, The Mettle is located immediately adjacent to Agilent Technologies' Frederick campus, one of the region's most significant life-sciences manufacturing hubs. Agilent has announced a \$725 million expansion under its "Project Endeavor," which will double its therapeutic nucleic acid manufacturing capacity, add new production facilities, and create more than 160 high-quality jobs, with shipments expected to begin in 2026. This major investment further reinforces Frederick's emergence as a premier employment and innovation node and enhances demand fundamentals for surrounding industrial real estate. With its modern construction, strategic location, and proximity to a rapidly expanding global life-sciences employer, The Mettle represents a compelling opportunity for users and investors seeking long-term value in a high-growth market.



## THE METTLE

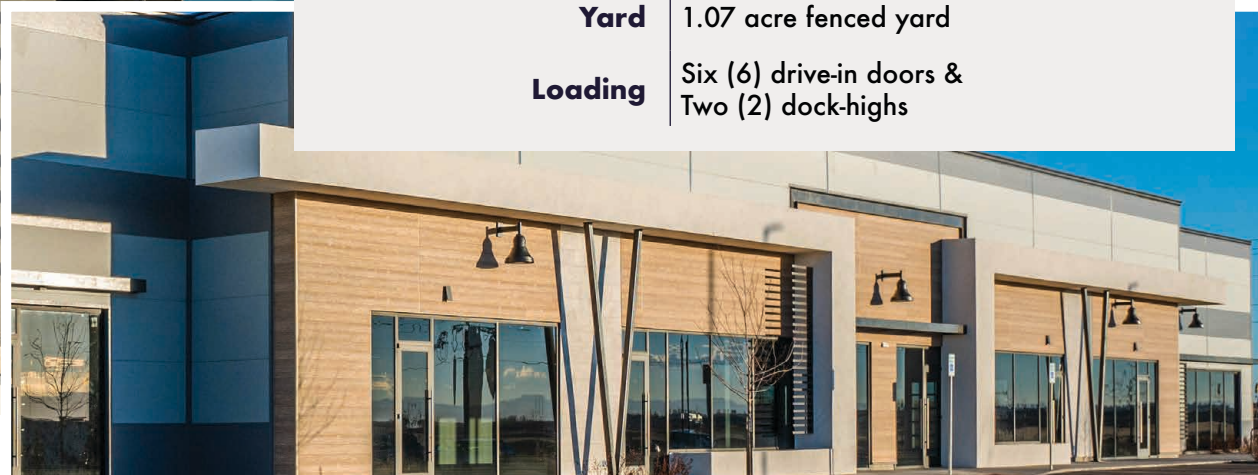
4880 EAGLE PLACE  
FREDERICK, CO 80504



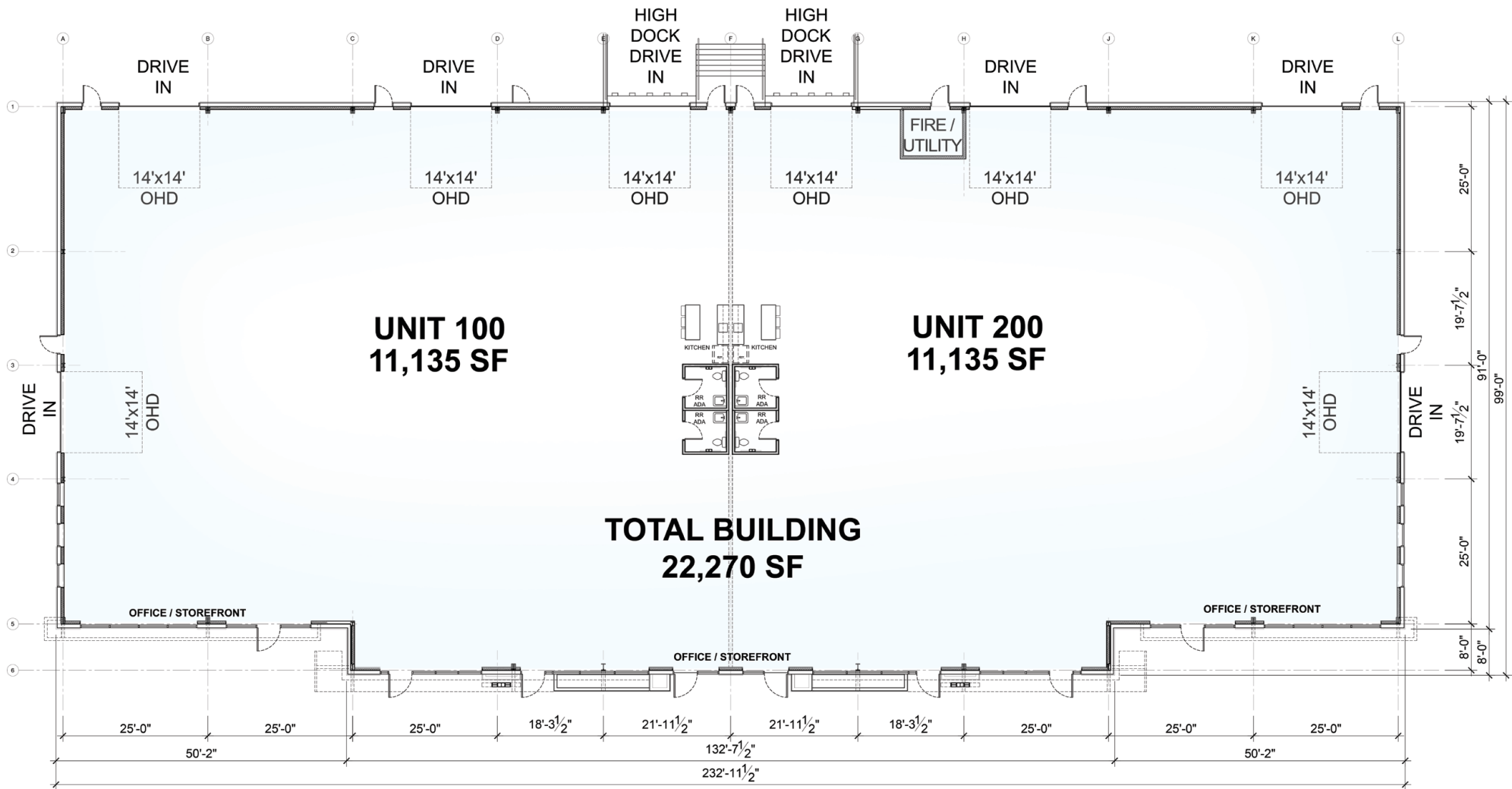
# PROPERTY OVERVIEW

The Mettle is a Class-A industrial / flex building that was constructed in 2022.

<b>PRICE</b>	<b>\$7,794,500</b>
<b>Street Address</b>	4880 Eagle Pl
<b>City</b>	Frederick
<b>State</b>	Colorado
<b>ZIP</b>	80504
<b>Total Square Footage</b>	22,270
<b>Land Size</b>	3.17 Acres
<b>County</b>	Weld
<b>Property Taxes</b>	\$148,570.72
<b>Clear Height</b>	24'
<b>Power</b>	1,000a/ Heavy
<b>Parking</b>	68 total spaces
<b>Yard</b>	1.07 acre fenced yard
<b>Loading</b>	Six (6) drive-in doors & Two (2) dock-highs



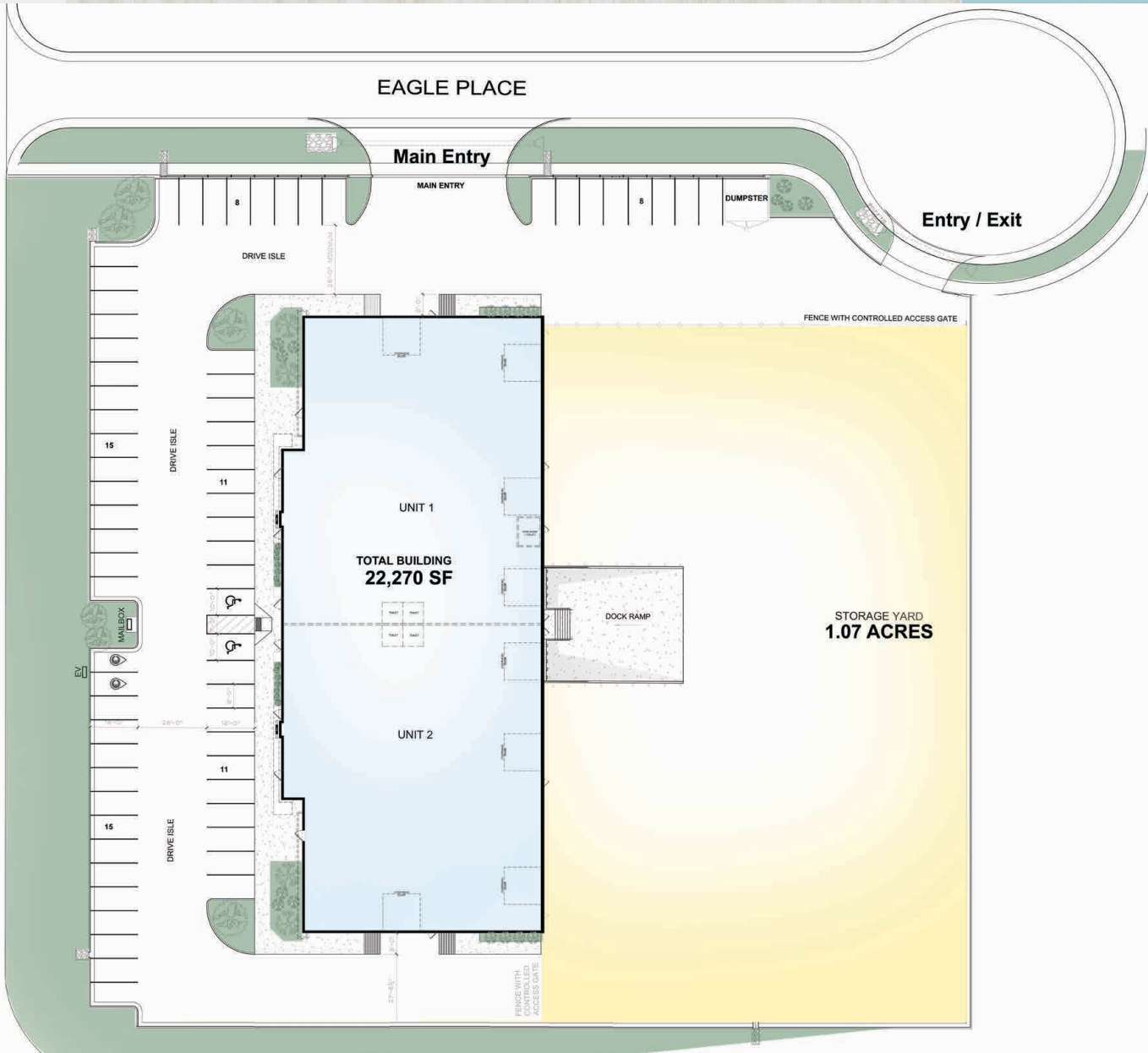
# EXISTING FLOOR PLANS

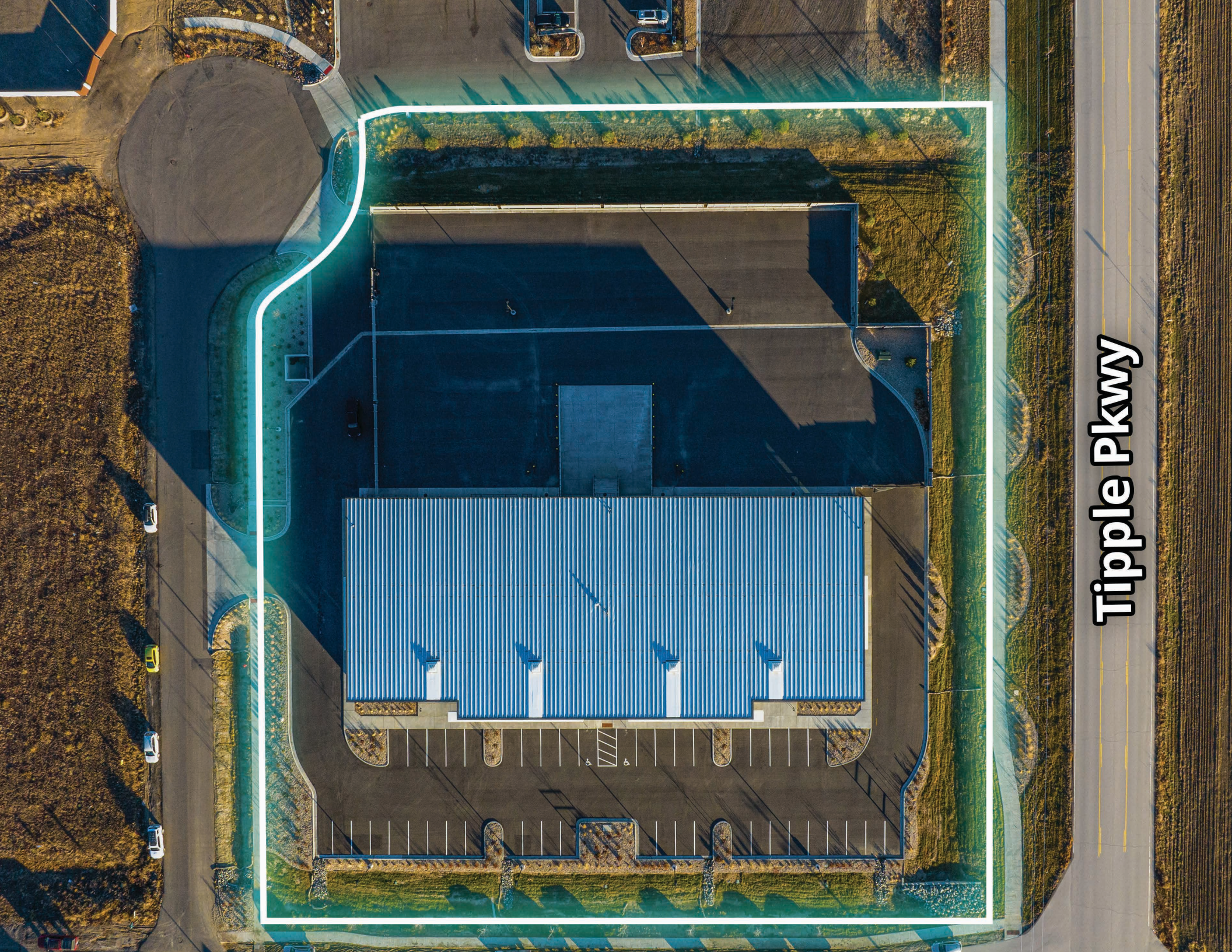


**POTENTIAL TO DEMISE INTO TWO UNITS!**

# SITE PLAN

EAGLE BOULEVARD





**Tipple Pkwy**

4880 EAGLE PLACE, FREDERICK, CO 80504





# AERIAL



**25 MIN  
TO LONGMONT**

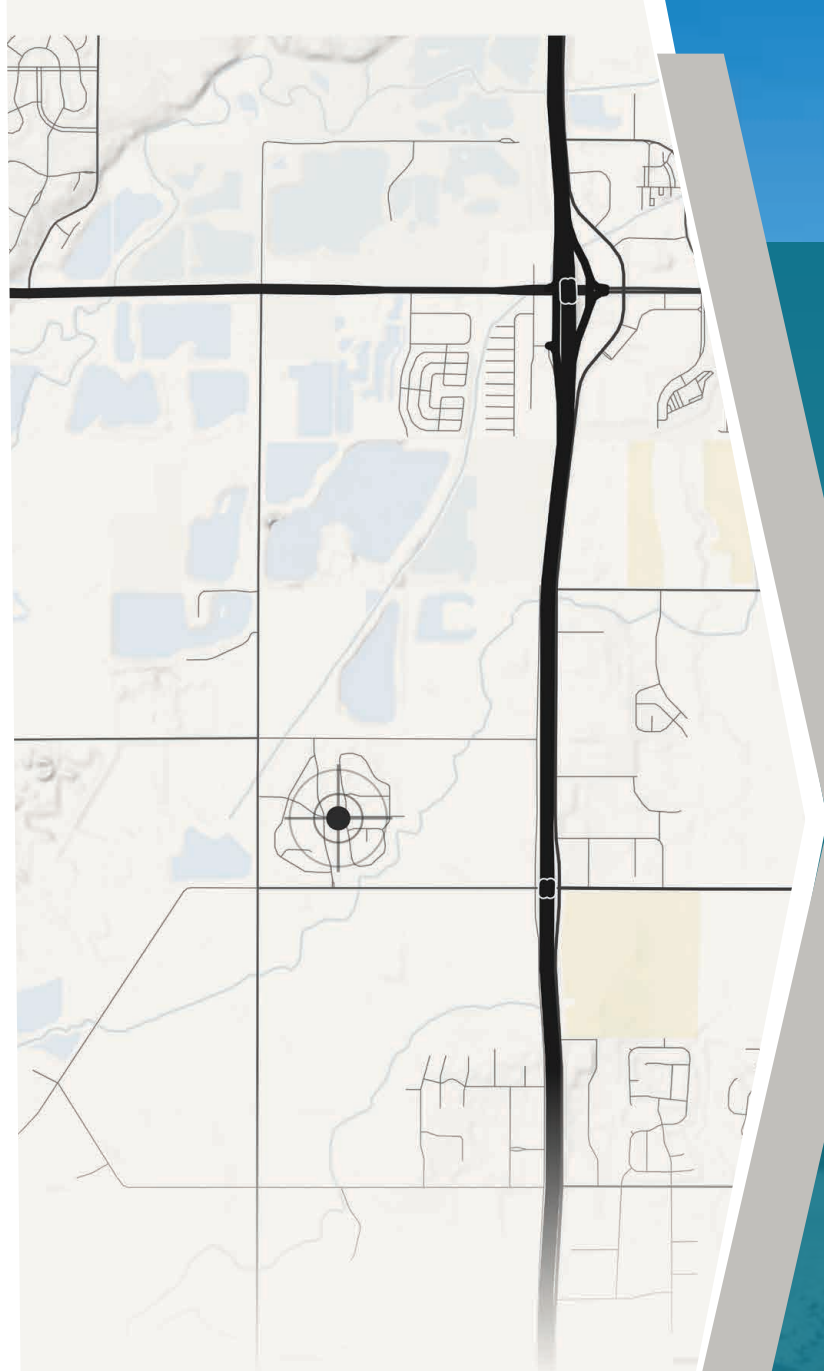
**43 MIN  
TO BOULDER**

**51 MIN  
TO FORT  
COLLINS**

**36 MIN  
TO WESTMINSTER**

**50 MIN  
TO DOWNTOWN**





## FREDERICK OVERVIEW

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Positioned along Colorado's rapidly growing Front Range, Frederick offers a compelling balance of accessibility, growth, and opportunity. Strategically located between Denver and Fort Collins, the town provides businesses with the advantages of a prime logistics corridor while maintaining a business-friendly environment and competitive operating costs. Companies in Frederick benefit from proximity to a deep regional labor pool, strong infrastructure, and a collaborative climate that supports both established enterprises and emerging businesses. Frederick's location and momentum make it an increasingly attractive destination for commercial and industrial users seeking long-term growth.

Households in Frederick are characterized by strong income levels and purchasing power, supported by a growing population of professionals and families. Consumer spending is concentrated in core categories including housing, transportation, food and beverages, healthcare, and utilities, reflecting a stable and expanding residential base. These fundamentals contribute to a resilient local economy and support sustained demand for commercial and industrial real estate.

**FREDERICK**

FREDERICK, CO

40.13° N, 104.99° W



# AVAILABLE BUSINESS INCENTIVES

## Frederick, CO · Weld County · Northern Colorado Region

### Qualifying Industries

- Manufacturing
- Aerospace
- Distribution & Logistics
- Research & Development
- Conventional or Clean Energy
- Retail / Commercial
- Hospitality & Dining
- Family-Friendly Entertainment
- Computer Systems & Software

### Qualification criteria

- Minimum \$250,000 in net new taxable investment
- Create 5+ new full-time jobs or grow workforce by 10%
- New jobs must pay at or above Weld County average wage
- Provide at least 50% employee healthcare coverage
- Be in good standing with all applicable regulatory agencies

### Incentive Programs

#### TOWN OF FREDERICK

- Fee & tax abatement – 25% to 100%
- Applied to building permit fees, plan review, electrical fees, transportation impact fees, 2% sales tax, capital improvement fees, and tap/construction meter fees. Award tier is determined case by case.

#### REGIONAL (ONE NOCO / NCEA)

- Cash incentives per new job
- \$500–\$2,000 per net new primary job, based on wage level and employee residency. Available to qualifying firms bringing above-average-wage positions to the region.

#### REGIONAL (ONE NOCO / NCEA)

- Property tax rebate – up to 100%
- Real estate and business personal property tax rebates negotiated on a case-by-case basis – up to 100% of the levy for up to 10 years. Manufacturing equipment use tax rebates also available.

#### STATE OF COLORADO

- Strategic Fund – \$2,000–\$5,000/job
- Cash incentive for businesses creating net new full-time permanent jobs at or above average wages. Complements local incentives and is awarded through Colorado OEDIT.

#### STATE OF COLORADO

- Job Growth Tax Credit
- State income tax credit for businesses creating 20+ net new jobs at 110%+ of county average wage. Credit calculated at 50% of FICA paid on net new positions each year.

#### STATE OF COLORADO

- Enterprise Zone program
- Frederick falls within a Colorado Enterprise Zone – qualifying businesses may access up to 10 different state tax credits targeting job creation and capital investment in the area.

#### STATE OF COLORADO

- Job training grants – up to \$800/employee
- Colorado FIRST and Colorado Existing Industry programs provide customized training grants for companies locating or expanding in Colorado, administered through the community college system.

#### REGIONAL

- Expedited permitting & TIF financing
- Fast-track development review available to qualifying businesses. Tax-Increment Financing may also be available for infrastructure, land assembly, and public improvements tied to qualifying projects.

Incentives are discretionary and awarded on a case-by-case basis. Actual awards depend on investment size, job creation, wage levels, and negotiation with the Town of Frederick and regional economic development partners. Contact the Frederick Economic Development Department to begin the application process.



# AGILENT EXPANSION

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Agilent Technologies operates a large life-sciences manufacturing campus in Frederick, Colorado, focused on producing therapeutic nucleic acids (often referred to as “oligos”)—short DNA/RNA molecules used as active pharmaceutical ingredients (APIs) in cutting-edge therapeutics. The existing Frederick facility was developed beginning in 2019 and produces multi-kilo commercial quantities of oligo APIs under current Good Manufacturing Practices (cGMP) to serve biopharma customers.

In earlier expansions, Agilent also announced investments to add new manufacturing lines and additional capacity at the Frederick site, reflecting high demand in the therapeutic nucleic acid market.

## Recent Major Expansion Plans

Agilent has announced a major expansion project at its Frederick campus under “Project Endeavor,” with plans to significantly increase capacity and operations there:

The company is investing approximately \$725 million to double its manufacturing capacity for therapeutic nucleic acids, driven by rapid demand growth in markets for siRNA, antisense, and CRISPR guide RNA molecules.

The expansion will include two new manufacturing lines (“Trains C and D”) within new buildings connected by a breezeway on land Agilent owns at the site.

Customer shipments from the expanded facility are expected to begin in 2026.

The project is expected to create more than 160 new jobs with competitive salaries and further embed Agilent in the region’s life sciences ecosystem.



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