



FOR LEASE | OFFICE/WAREHOUSE SPACE

\$14.00 SF/YR (MG)

3770 Eureka Way, Frederick, CO 80516



Ron Catterson

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Executive Summary



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$14.00 SF/yr (MG)
Lot Size:	1.84 Acres
Building Size:	14,400 SF
Market:	I-25 North Cooridor

PROPERTY OVERVIEW

Warehouse/office located just off I-25.
Fenced and gated 8,400 SF yard.
Overhead heating units
2 offices plus warehouse

14' Overhead door
Professionally landscaped complex with paved parking

LOCATION OVERVIEW

Warehouse/Commercial space just off I-25
Conveniently located SW of I-25 and Hwy 52 in Frederick

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Additional Photos



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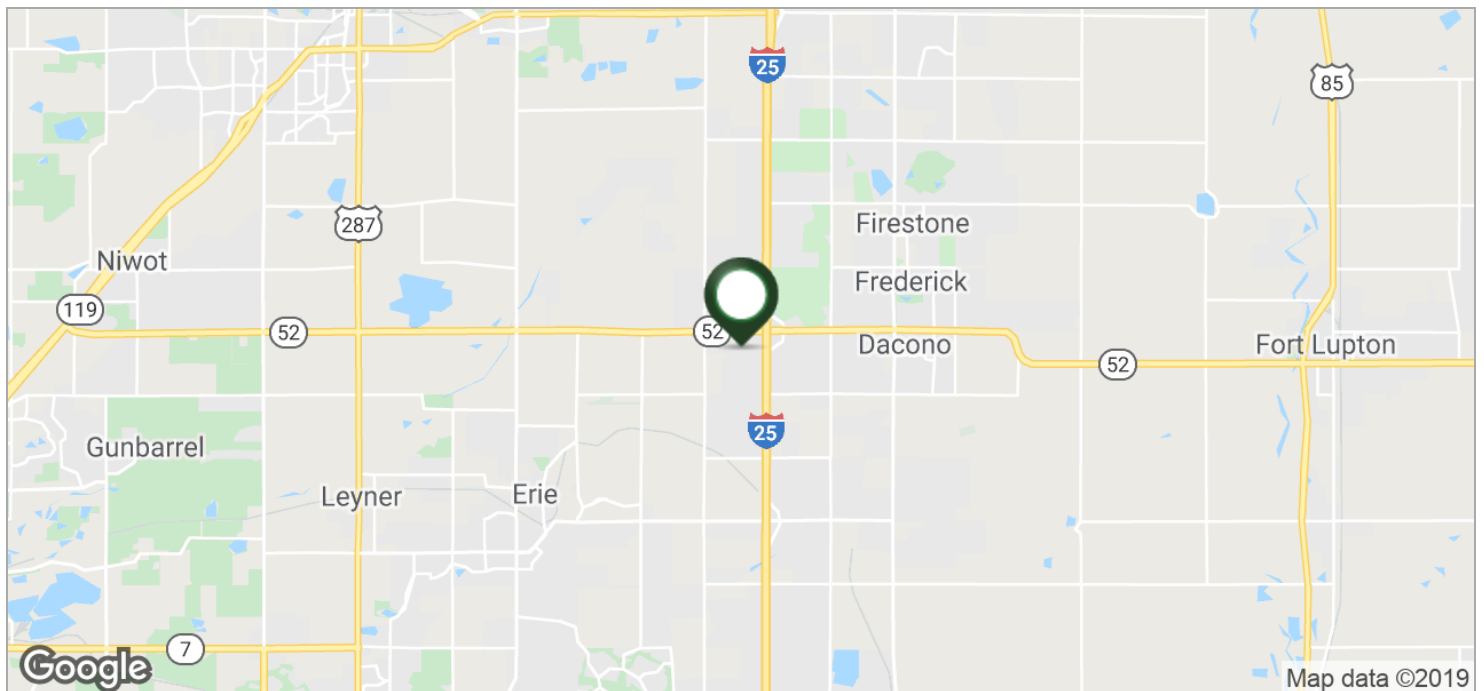
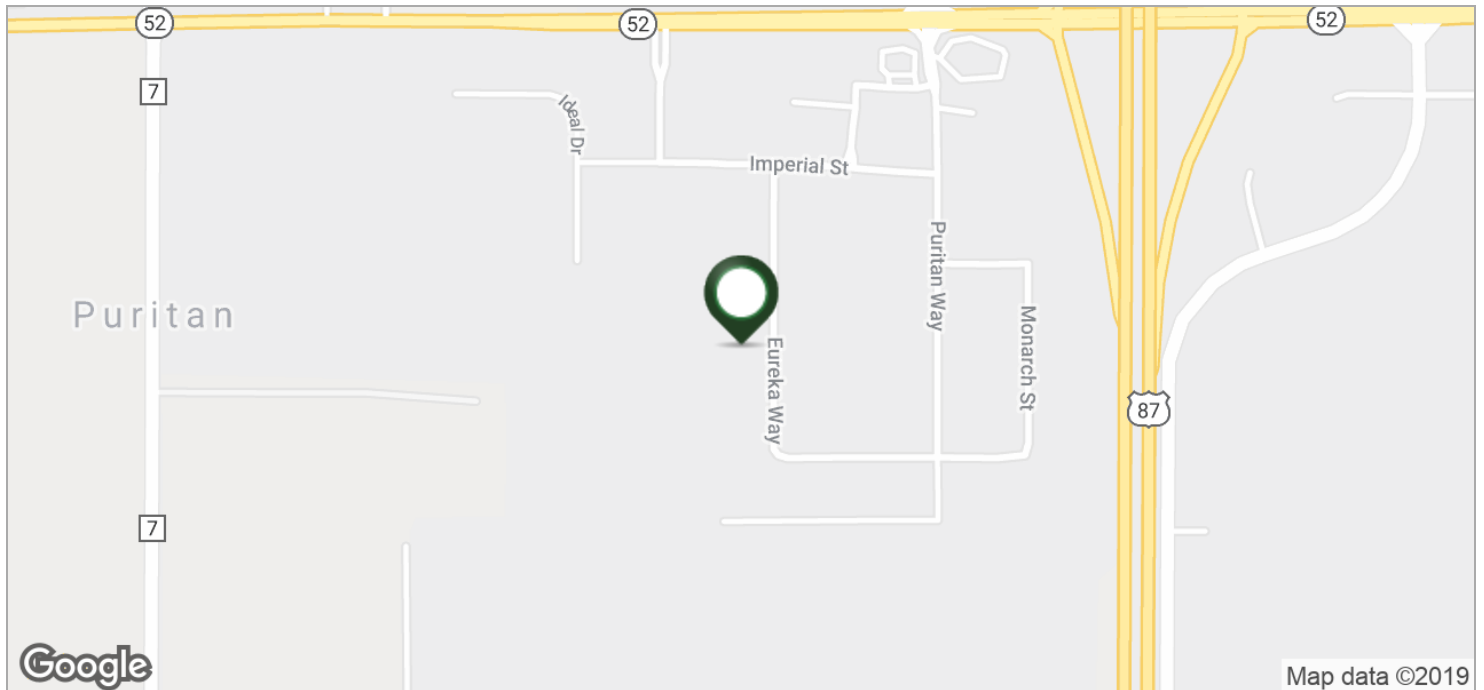
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Location Maps



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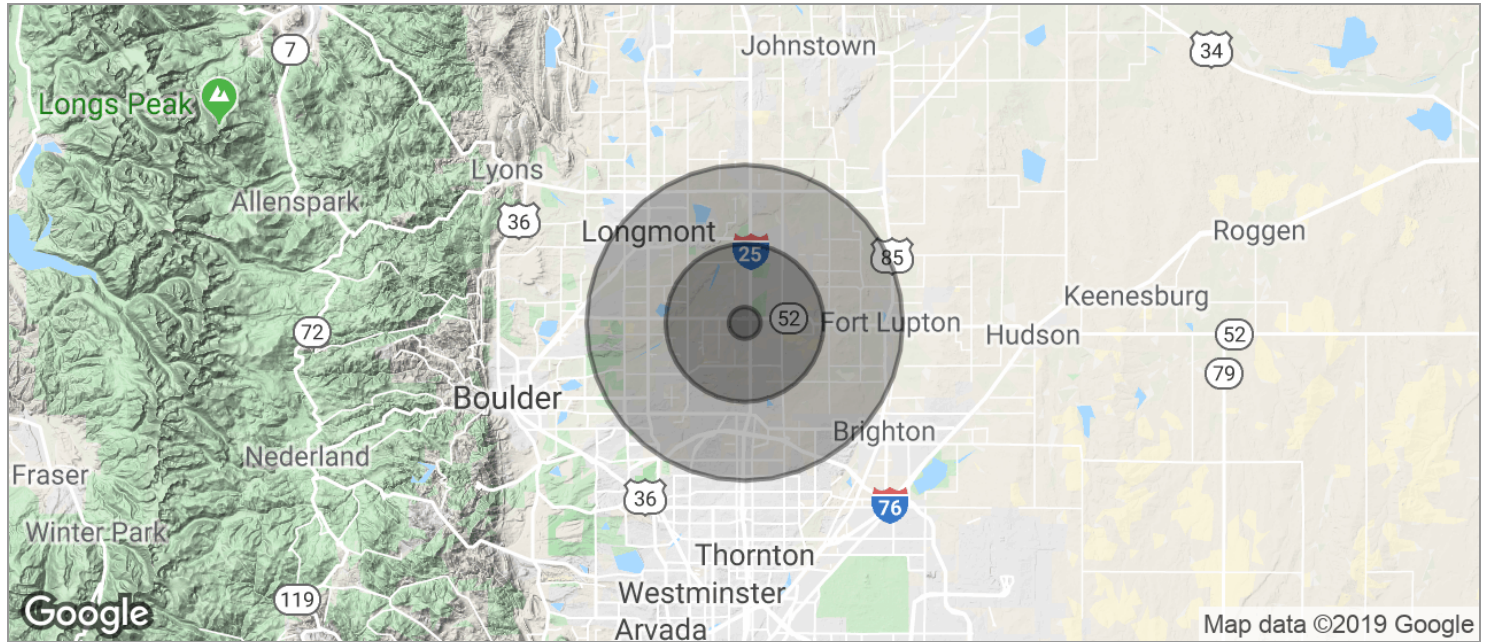
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	550	21,187	148,505
MEDIAN AGE	36.1	35.1	35.4
MEDIAN AGE (MALE)	37.0	34.7	35.3
MEDIAN AGE (FEMALE)	35.4	35.2	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	207	7,471	52,589
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$79,608	\$81,000	\$92,620
AVERAGE HOUSE VALUE	\$170,362	\$232,155	\$318,834

* Demographic data derived from 2010 US Census

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