

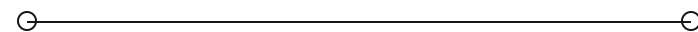


AVAILABLE | DELIVERING AUGUST 2024

20,000 SF Industrial/Flex with Fenced Yard

7950 MILLER DR

Frederick, CO 80504



PRESENTED BY:

JEFF HEINE

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SITE PLAN



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PROPERTY DETAILS



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BUILDING INFORMATION

AVAILABLE SF	20,000
AVAILABLE YARD	1.1+ Acre
YARD SPECS	Fenced, Secured, Graveled
OFFICE	To Spec
LOADING	Three (3) 14'x16' Drive In Doors
POWER	3 Phase: 480 Volt, 1,000 Amp
SPRINKLERS	Yes
CLEAR HEIGHT	20' Minimum, 32' Maximum
PARKING	29 Spaces
ZONING	Industrial (Frederick)
BUILDING SIZE	30,000 SF
SITE SIZE	3.96 Acres
LEASE RATE	Contact Broker

PROPERTY HIGHLIGHTS

- Functional, new construction with fenced, secured yard
- Construction underway! Expected delivery: Summer 2024

CONSTRUCTION PROGRESS - ANTICIPATED DELIVERY JULY/AUGUST 2024



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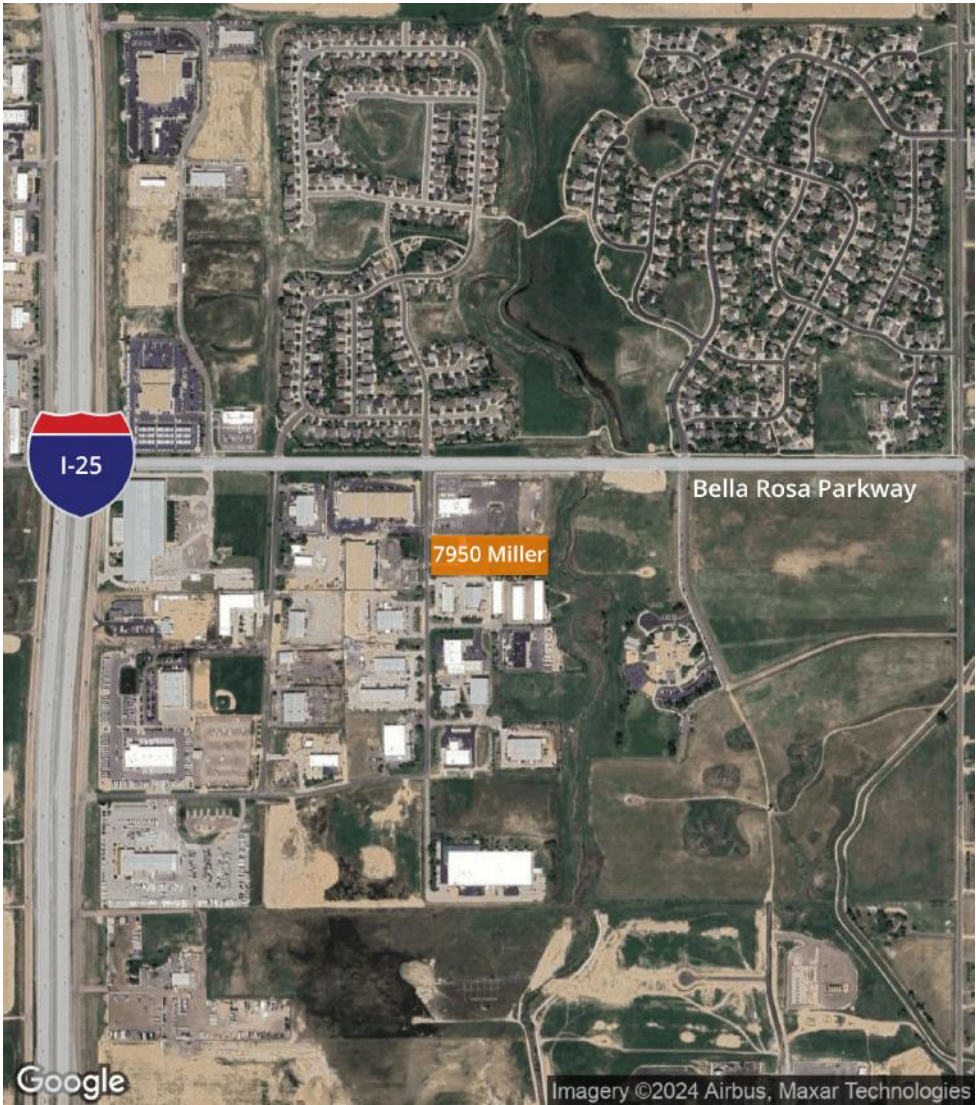
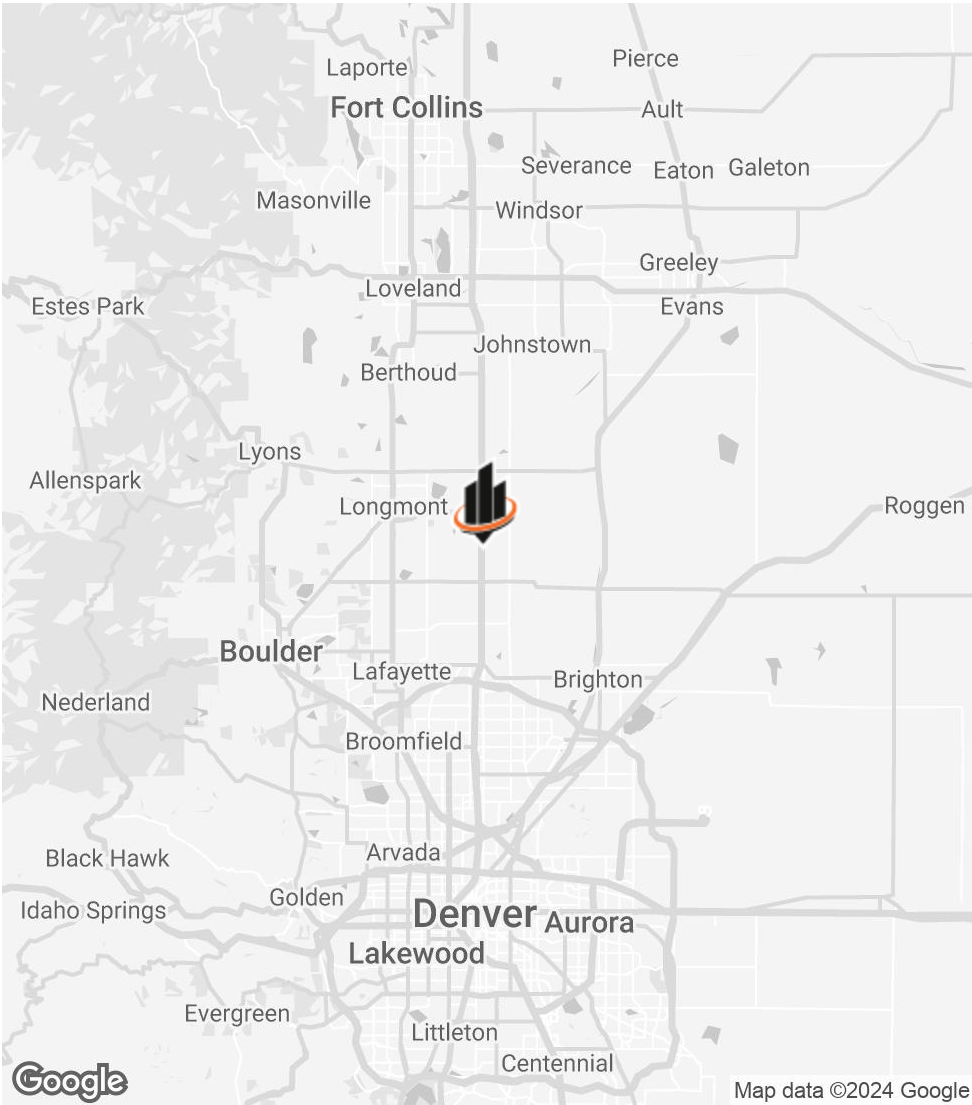
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FLOOR PLAN



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LOCATION MAPS



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