

BRAND NEW INDUSTRIAL BUILDING FOR SALE OR LEASE

4180 BUSCH PLACE, FREDERICK, CO 80504



PROPERTY HIGHLIGHTS

Brand new industrial building for sale or lease. Highly visible location east of I-25 by one block. Outside storage in excess of 1 acre with approval for a second building. The building is 140 feet by 70 feet with 23 clear height at the peak. Many uses permitted, equipment rental, brewery, kennel or boarding, light industrial/production, packaging, machine shop, manufacturing and many more.

- Fenced yard/lot of approx. 1.1 acres
- 2 drive in doors-10'W by 14'H
- Divisible to half of the building
- Multiple uses permitted
- Tenant finish available with flexible layout

Sale Price:	\$1,900,000
Building Size:	9,800 SF
Available:	Immediately
Lease Rate:	\$12.00 - \$14.00/RSF
Expenses:	\$2.75/RSF
Lease Term:	3-5 Years

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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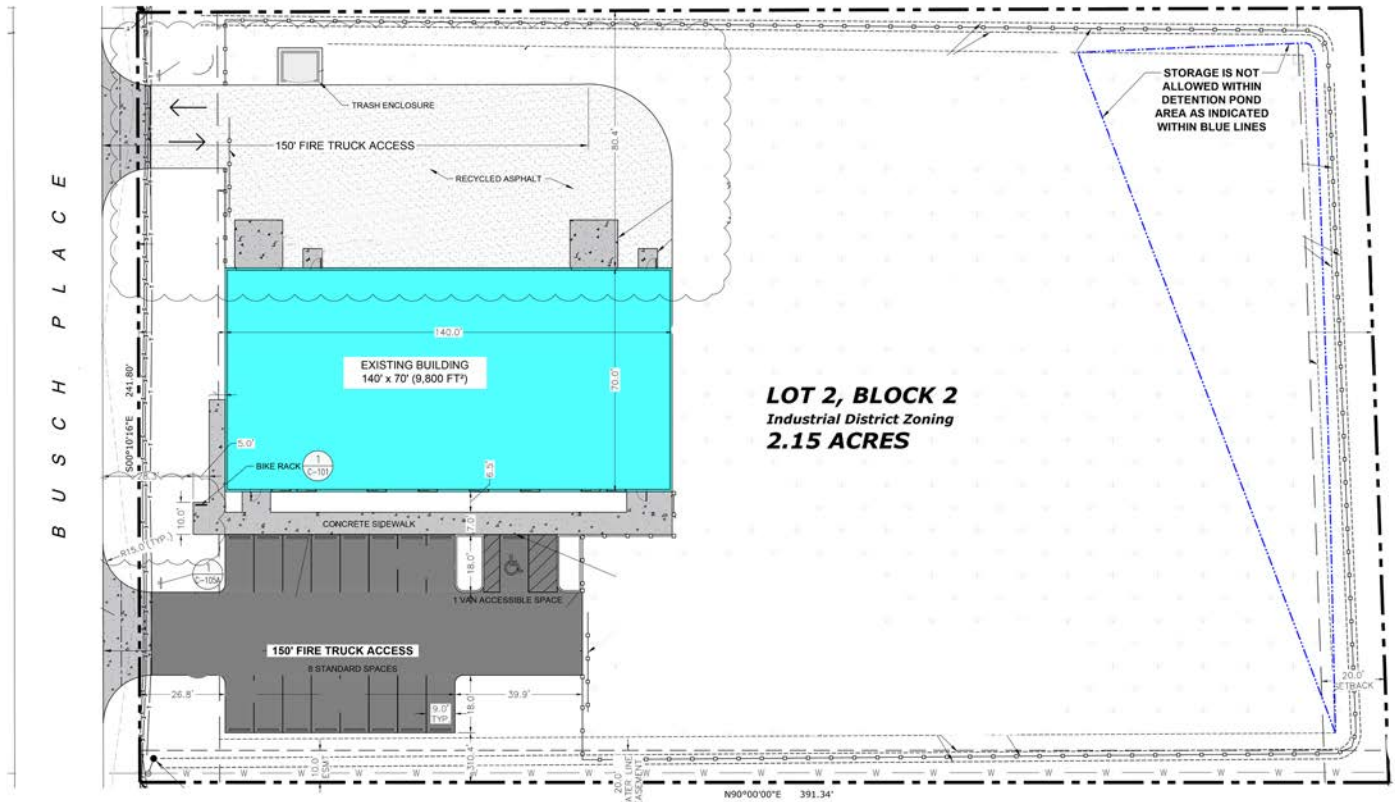
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PROPERTY PHOTOS



PROPERTY SITE PLAN



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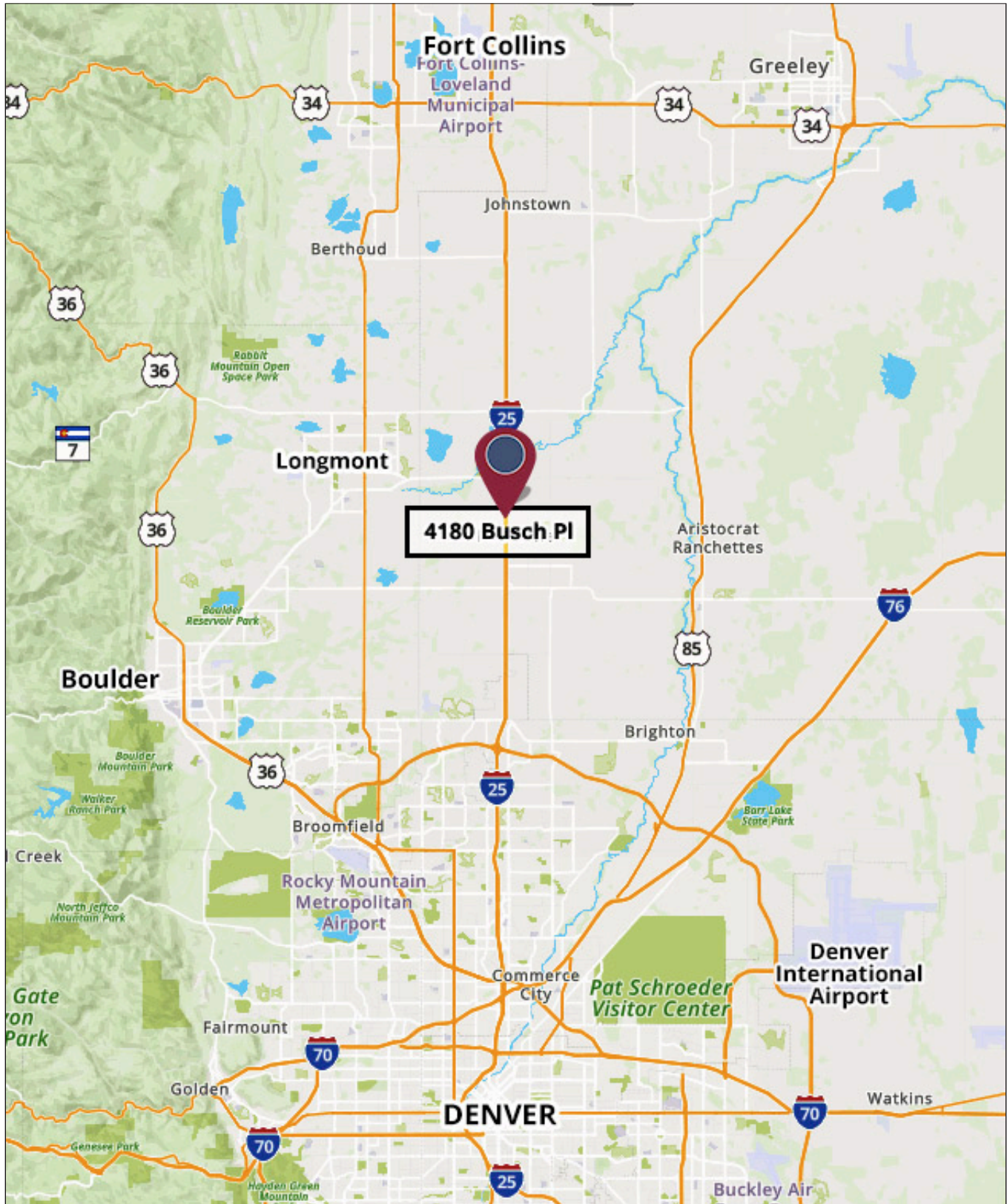
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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