

4160

BUSCH PLACE

FREDERICK, COLORADO 80504

AVAILABLE FOR LEASE

**NEW FLEX INDUSTRIAL BUILDING IN THE BEAR INDUSTRIAL PARK
TURNKEY SPACE AVAILABLE WITH SECURED YARD**



LEASE RATE: \$22.00/SF NNN | NNN: \$4.50/SF



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NEW FLEX INDUSTRIAL BUILDING WITH OVERHEAD DOORS, DOCK & SECURED OUTDOOR YARD

8,000 SF Available

LEASE RATE: \$22.00/SF | NNN: \$4.50/SF

0.5 ACRES

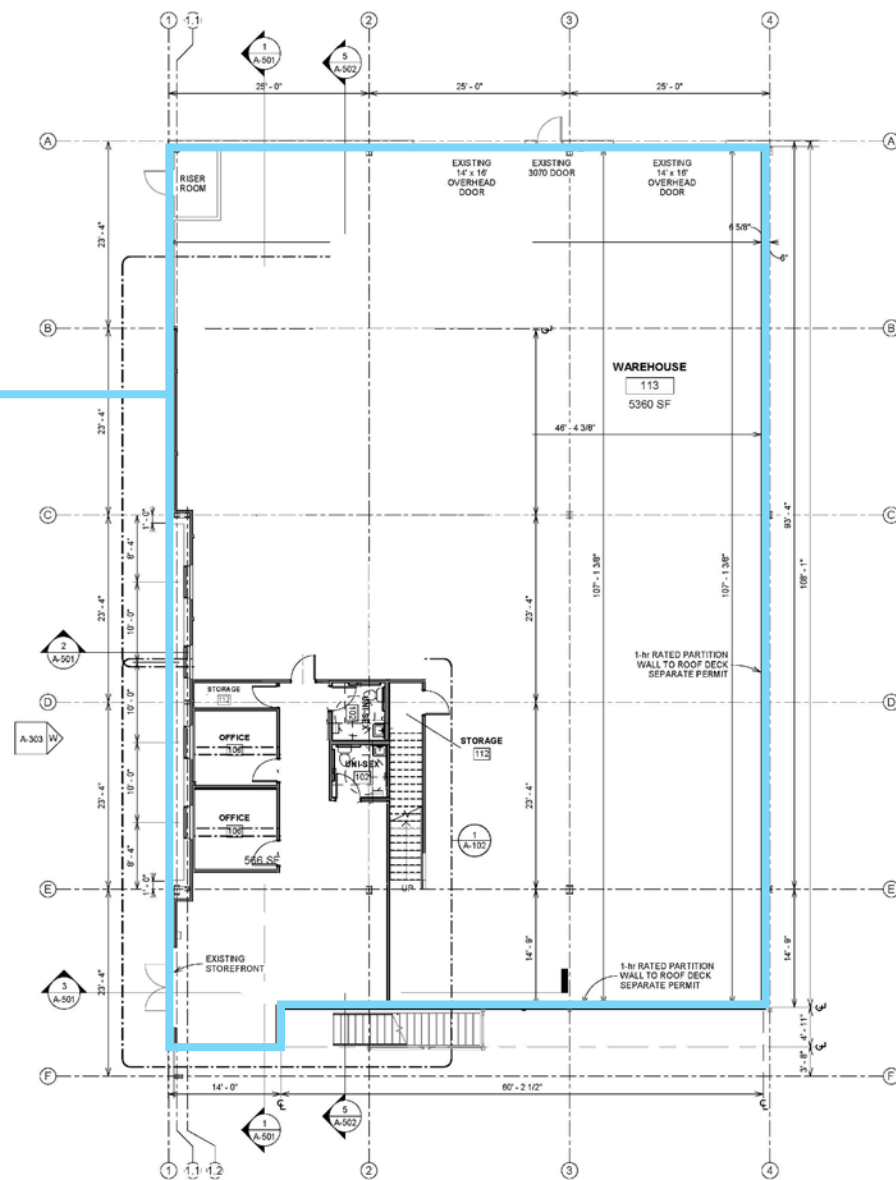
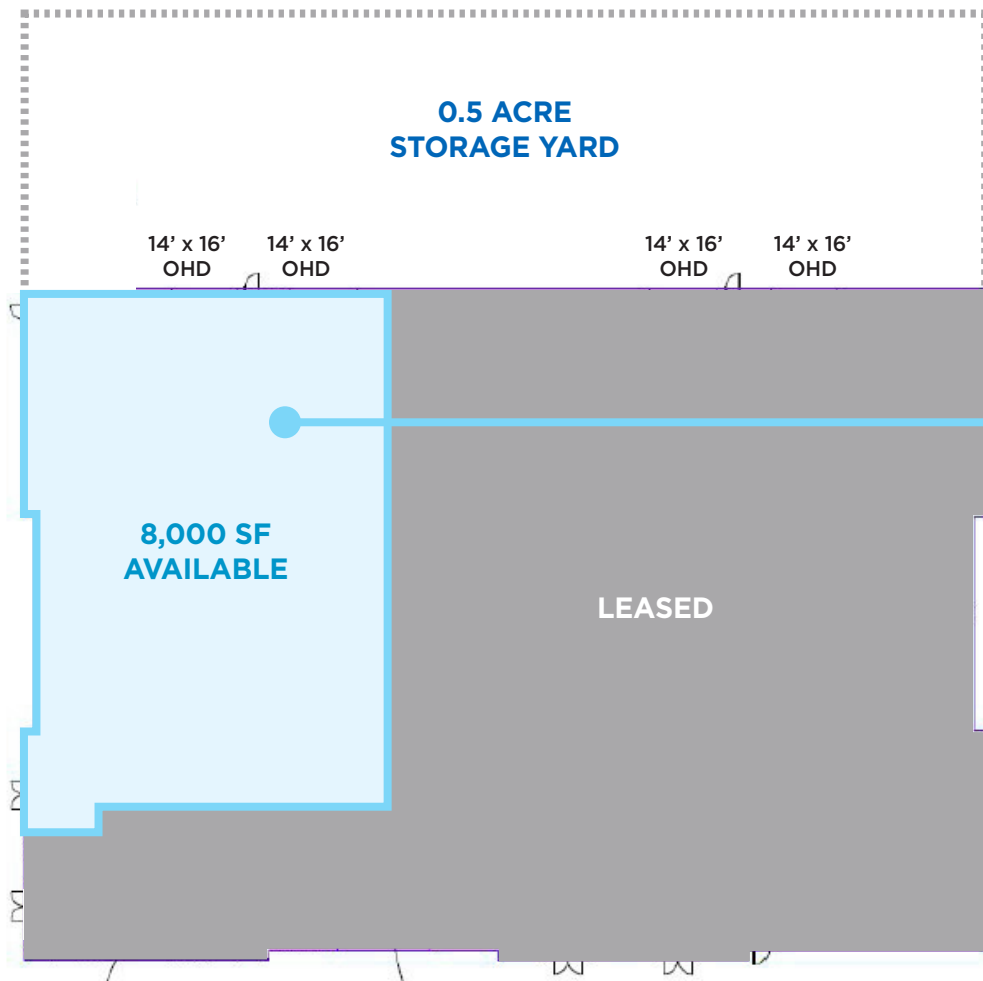
This new industrial building is located in the Bear Industrial Park in Frederick. The location right off I-25 provides highway visibility and unparalleled access to all major Northern Colorado cities. The project offers many prominent features including modern elevations, overhead and dock doors, secured outdoor yard space, and ample parking. Currently, 8,000 square feet of turnkey space is available with 1,055 square feet of office and a 0.5 acre secured yard. Please contact the listing broker for more information.



PROPERTY FEATURES

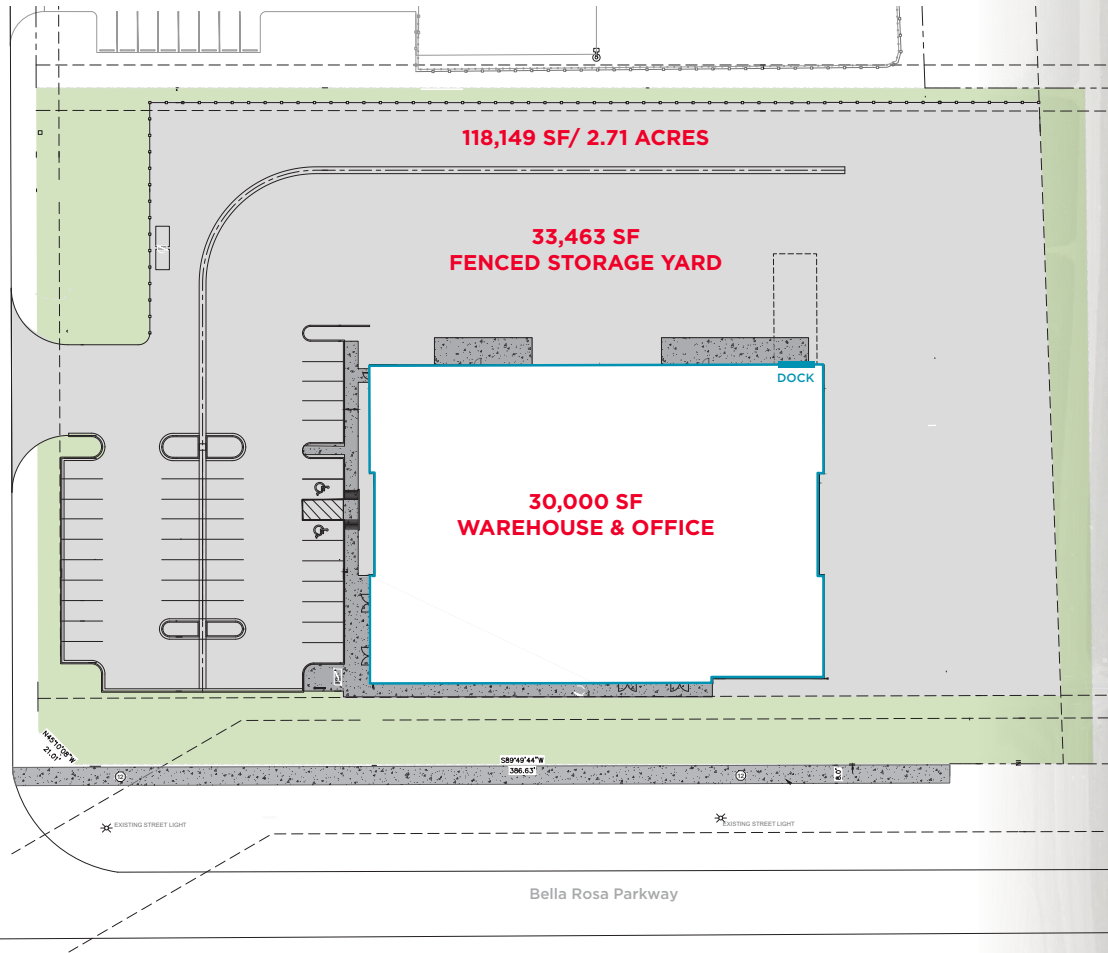
Available Size	8,000 SF
Building Size	30,000 SF
Available Yard Size	0.5 Acre secured yard
Overhead Doors	(4) 14' x 16' OHD
Loading Dock	1 Dock; ability to add additional dock-high doors
Clear Height	15' - 18'
Power	1,000 Amps
Heating	Radiant
Parking	40 Spaces planned
Zoning	Frederick - Industrial (click here for link to zoning)
Other Features	I-25 Visibility Modern features Secured outdoor yard

FLOOR PLAN



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SITE PLAN



I-25 FRONTAGE RD

BUSCH PL

SUBJECT
PROPERTY

BELLA ROSA PKWY



FREDERICK AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Frederick is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity that continues to respect its heritage as a mining town incorporated in 1907.

Frederick is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Frederick had a population of 8,709 in 2010 which grew to 14,500 in 2020. Over the past decade people have really filled in the northern front range urban corridor between Fort Collins and Denver.

FREDERICK, COLORADO BY THE NUMBERS



15,963
POPULATION



\$120,823
AVERAGE INCOME



36.6%
BACHELORS DEGREE
OR HIGHER

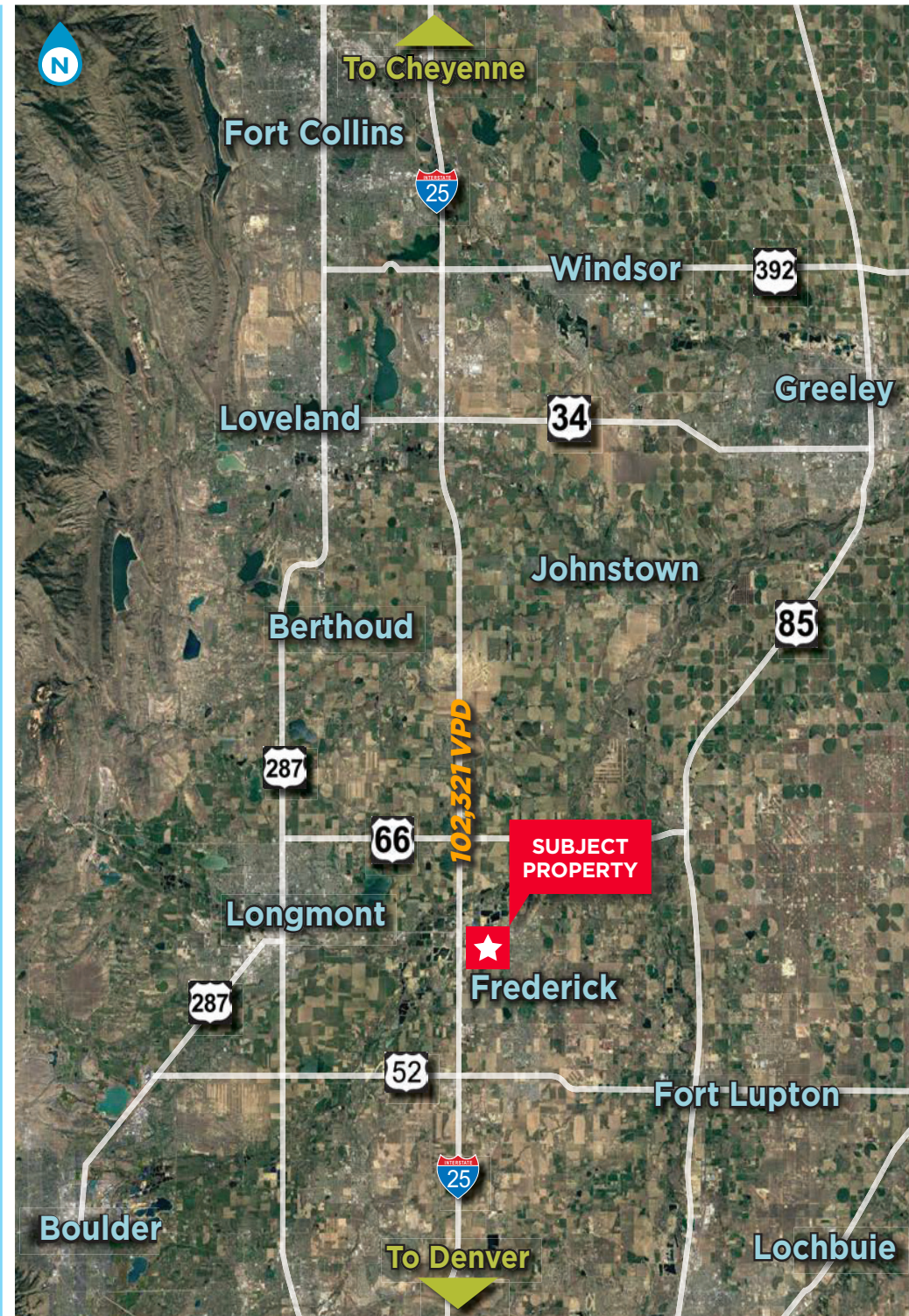


39.5
MEDIAN AGE

- As of 2020 the region's population increased by 2.84% since 2015, growing by 6,386. Population is expected to increase by 2.84% between 2021 and 2026, adding 2,398.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

DRIVE TIMES

	Miles	Drive Time
Denver	28	36 Minutes
Denver International Airport (DEN)	36	36 Minutes
Longmont	9	16 Minutes
Fort Collins	37	42 Minutes



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