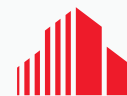


FOR SALE OR BUILD-TO-SUIT



4881 EAGLE PLACE

FREDERICK, CO 80504



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

Site Size: 1.91 Acres

Zoning: Industrial District (Frederick)

Water: Town of Frederick

Sewer: St. Vrain Sanitation District

Electric: United Power

Gas: Black Hills Energy

Municipality: Town of Frederick

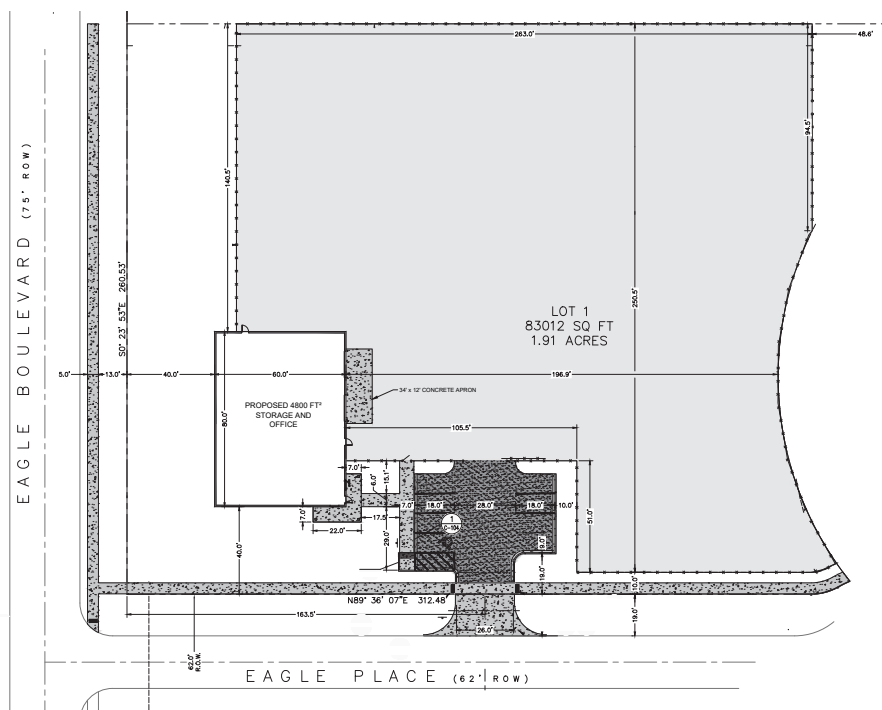
Taxes: \$11,940.75 (2023)

ADDITIONAL HIGHLIGHTS

- Easy access to I-25
- Newly established industrial park
- Conceptual plans for a 4,800 SF office/warehouse building
- Zoning allows for outside storage
- Regional Detention
- Lot could support up to 16,000 SF building

CONCEPTUAL SITE PLAN

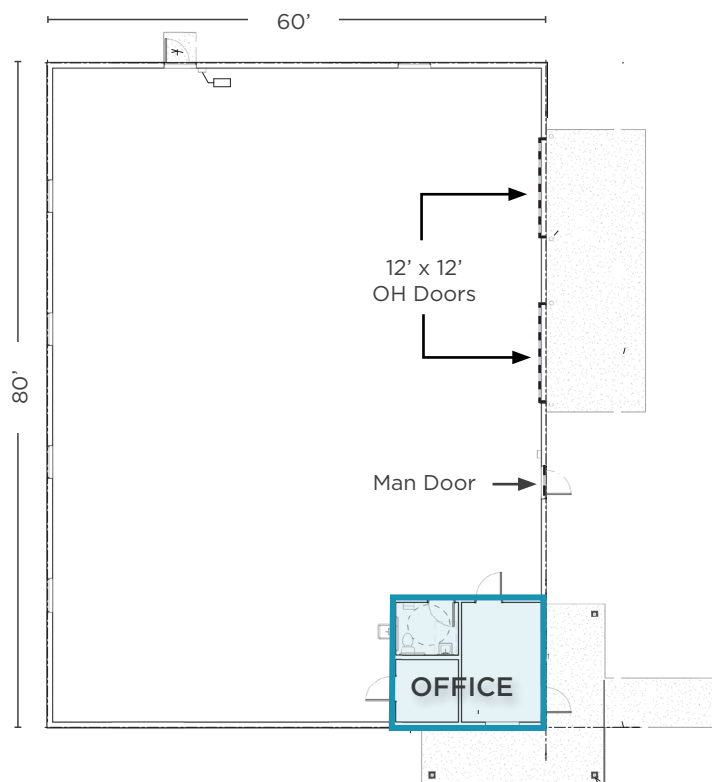
4881 EAGLE PL.
FREDERICK, COLORADO



SITE DETAILS

- Perimeter fencing
- Concrete apron by overhead doors
- Recycled asphalt on yard
- Access gate into yard

CONCEPTUAL FLOOR PLAN



BUILDING DETAILS

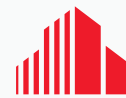
- Total Building: 4,800 SF
- Office Space: 285 SF
- Loading: Two (2) 12 x 12 grade level doors
- Clear Height: 16'
- Dimensions: 60' x 80'
- Clear Span Building



FOR SALE OR BTS

4881 EAGLE PLACE

FREDERICK, COLORADO



CUSHMAN &
WAKEFIELD



Drive Times

Source, Google

Destination	Drive Times
Longmont	20 Mins
Denver CBD	27 Mins
DEN Airport	35 Mins
Greeley	45 Mins
Fort Collins	54 Mins

Major Tenants

- Transwest Truck Trailer
- Airgas
- Earth Roamer
- Agilent Technologies
- Turner Construction
- Cruise America
- OtterBox
- TSN West
- Heartland Express
- American Furniture Warehouse

Retail Amenities

- QuickTrip
- Exxon
- Kum & Go
- McDonalds
- Pizza Hut
- Good Times
- Burger King
- Taco Bell
- Ziggi's Coffee

Contact Information

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