



**Industrial Warehouse with Fenced Yard**

**5988 ESTHER CIRCLE**

**Frederick, CO 80504**

**Lease Rate: \$18.00/SF NNN | Est. NNN: \$6.44/SF**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY INFORMATION



**LEASE RATE: \$18.00/SF | EST. NNN: \$6.44/SF**

**131325102008**

PARCEL #

**2017**

YEAR BUILT

**.96 Acres**

TOTAL LAND SIZE

**8,743 SF**

TOTAL BUILDING SIZE

**(3) 12 x 14 Overhead Doors**

LOADING

**BLI - Business Light Industrial District** 

ZONING

**Aprox. 9,000 SF**

FENCED YARD

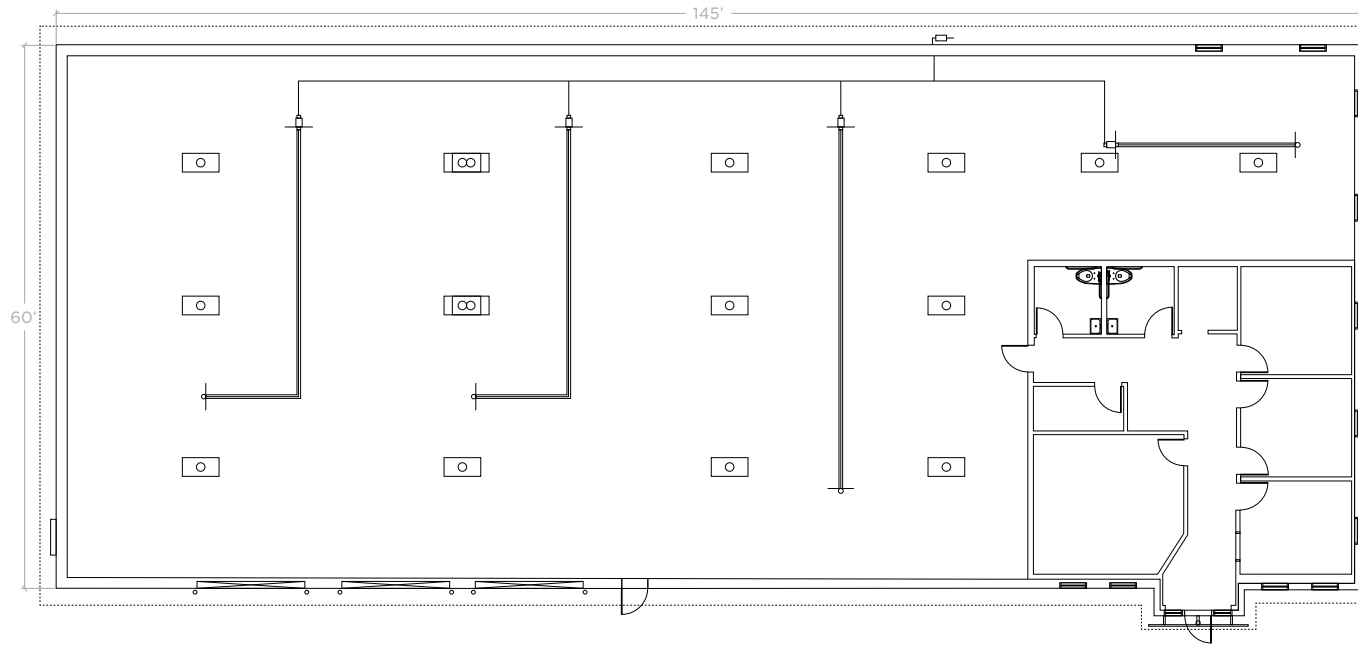
**400 Amp, 3-Phase**

POWER

**Storage Warehouse**

BUILDING TYPE

# FLOOR PLAN



# PROPERTY AERIAL





# FREDERICK, COLORADO AT GLANCE

The Town of Frederick is located on Colorado's beautiful Front Range of the Rocky Mountains. The Town comprises 14 square miles, located east and west of Interstate 25, south of State Highway 119, and along State Highway 52. Its current population of over 16,873 residents enjoys the Town's central location, allowing easy access to Denver and the northern metropolitan areas. The transportation network opens up a wide variety of major attractions less than 30 minutes away. At the center of the Carbon Valley area, including Firestone, Dacono, Mead, and Erie, Frederick stands out as a community hub for a larger population of 46,000. Community members enjoy unparalleled views of the Rocky Mountains, and recreational opportunities abound throughout the community's trails, parks, and open spaces. Educational amenities and community involvement opportunities allow Frederick's residents to take an active role in shaping the place they are proud to call home. As one of the fastest-growing communities in Colorado, Frederick is working hard to ensure that growth results in a cohesive community that preserves the small-town feel and rich heritage its residents have come to enjoy.

Source: [www.frederickco.gov](http://www.frederickco.gov)

## DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 Population	12,336	56,031	226,682
2029 Pop. Projection	15,837	72,182	256,958
2024 Households	4,090	18,779	82,699
Avg. Household Income	\$149,520	\$144,276	\$137,909

Source: CoStar, 2026



# AERIAL MAP

## DRIVE TIMES

Destination	Drive Time	Distance
Denver	41 Minutes	28 Miles
Denver International Airport (DEN)	36 Minutes	35 Miles
Longmont	24 Minutes	13 Miles
Fort Collins	47 Minutes	40 Miles



**FOR MORE INFORMATION,  
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