



OFFICE / WAREHOUSE UNITS AVAILABLE FOR LEASE

5641 IRIS PARKWAY, UNITS C & E

FREDERICK, CO 80504



PROPERTY HIGHLIGHTS

Units C and E at 5641 Iris Parkway are identical industrial warehouse/office suites available for lease within a 17,500-square-foot industrial building in Frederick, Colorado. Each unit contains 2,661 square feet and offers a flexible mix of warehouse and office space suitable for a wide range of industrial uses. Both units feature 16-foot clear height, a 14' x 14' overhead door, 3-phase power, radiant heat, and are zoned for light industrial manufacturing, making them well suited for warehouse, distribution, light manufacturing, or office/showroom users.

Lease Rate:	\$16.00/SF NNN
NNN Est. Expenses:	\$8.88/SF
Availability:	Unit C: Available June 1, 2026 Unit E: Available Now
Building Size:	17,500 SF
YOC:	2020

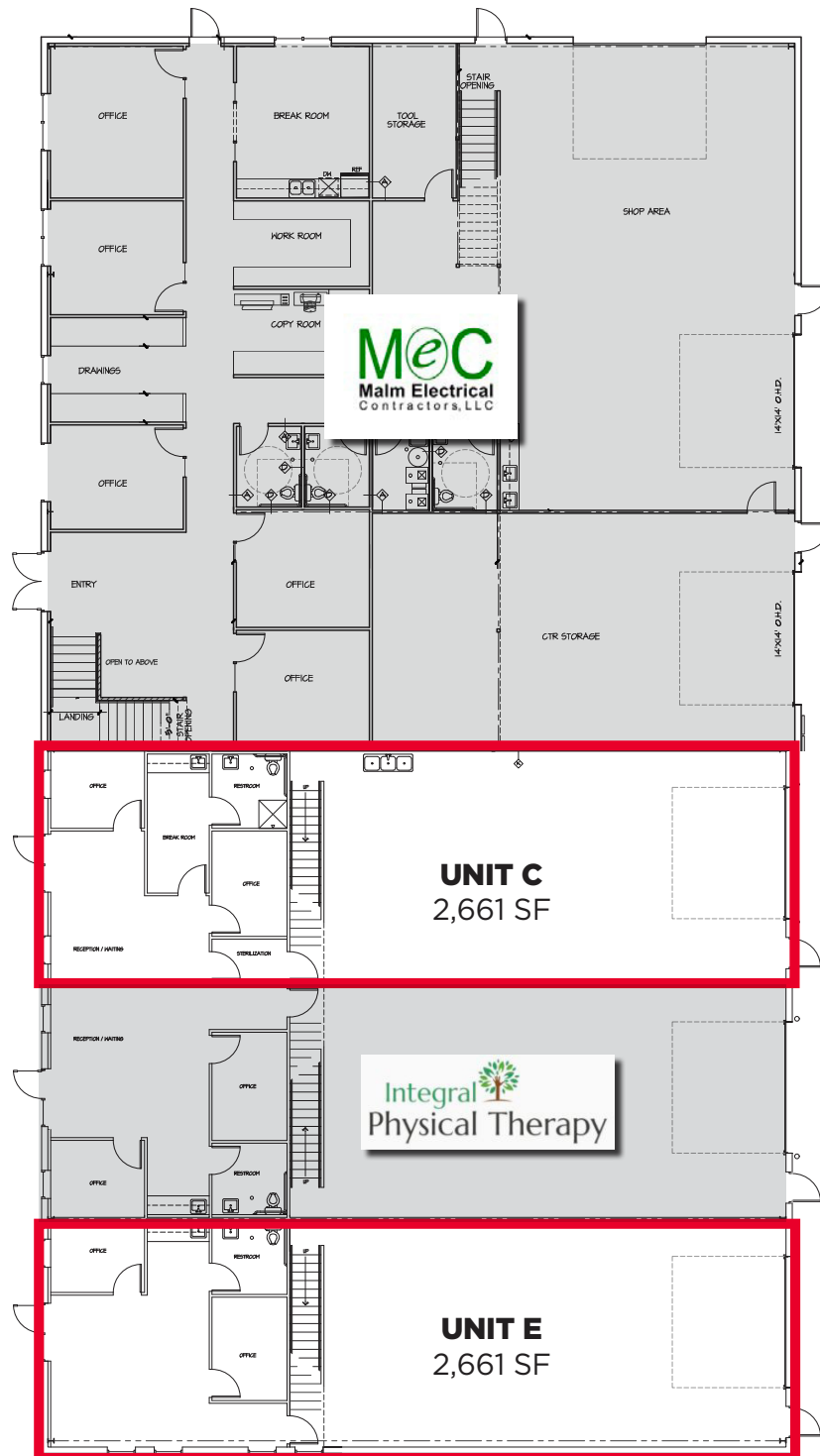
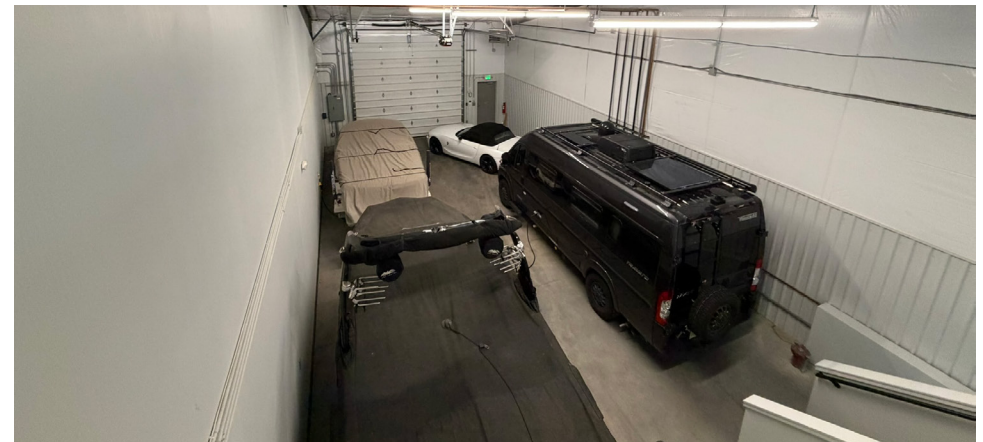
Unit C: Warehouse & Office

- 2,661 SF
- Loading: (1) 14'x14' OHD
- Power: 200 Amp, 3-phase
- Clear Height: 16'
- 2 Private Offices, 1 Restroom
- Mezzanine Space

Unit E: Warehouse & Office

- 2,661 SF
- Loading: (1) 14'x14' OHD
- Power: 200 Amp, 3-phase
- Clear Height: 16'
- 2 Private Offices, 1 Restroom
- Mezzanine Space





FLOOR
PLAN

Godding Hollow Parkway

INTERSTATE
25



Frederick Town Public Works



SUBJECT
PROPERTY



FIRESTONE



DEMOGRAPHICS (COSTAR, 2026)

	1 Mile	5 Miles	10 Miles
2024 Population	4,841	41,043	186,692
2029 Population Projection	6,265	54,544	205,518
Average household income	\$126,118	\$125,080	\$128,565
2024 households	1,784	15,490	66,457
2029 household projection	2,110	18,321	72,954



FREDERICK

Centennial
Park



Ridgeway Boulevard

INTERSTATE
25



CommonSpirit



DACONO ↓

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