



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

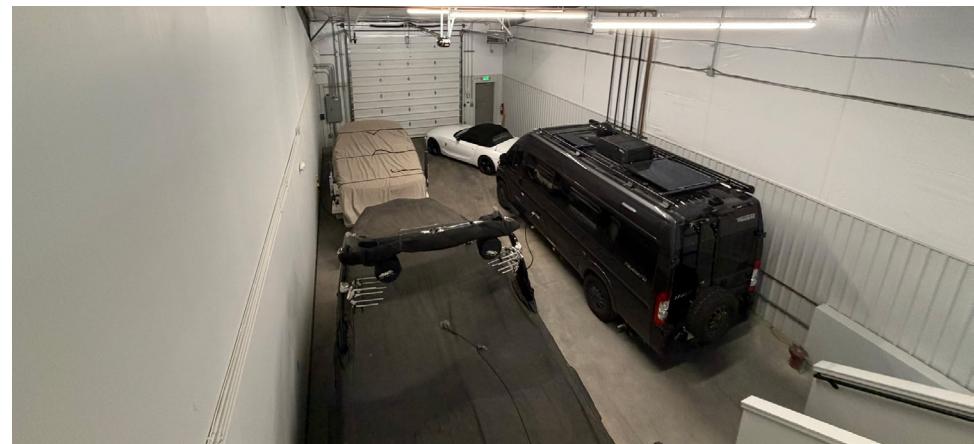
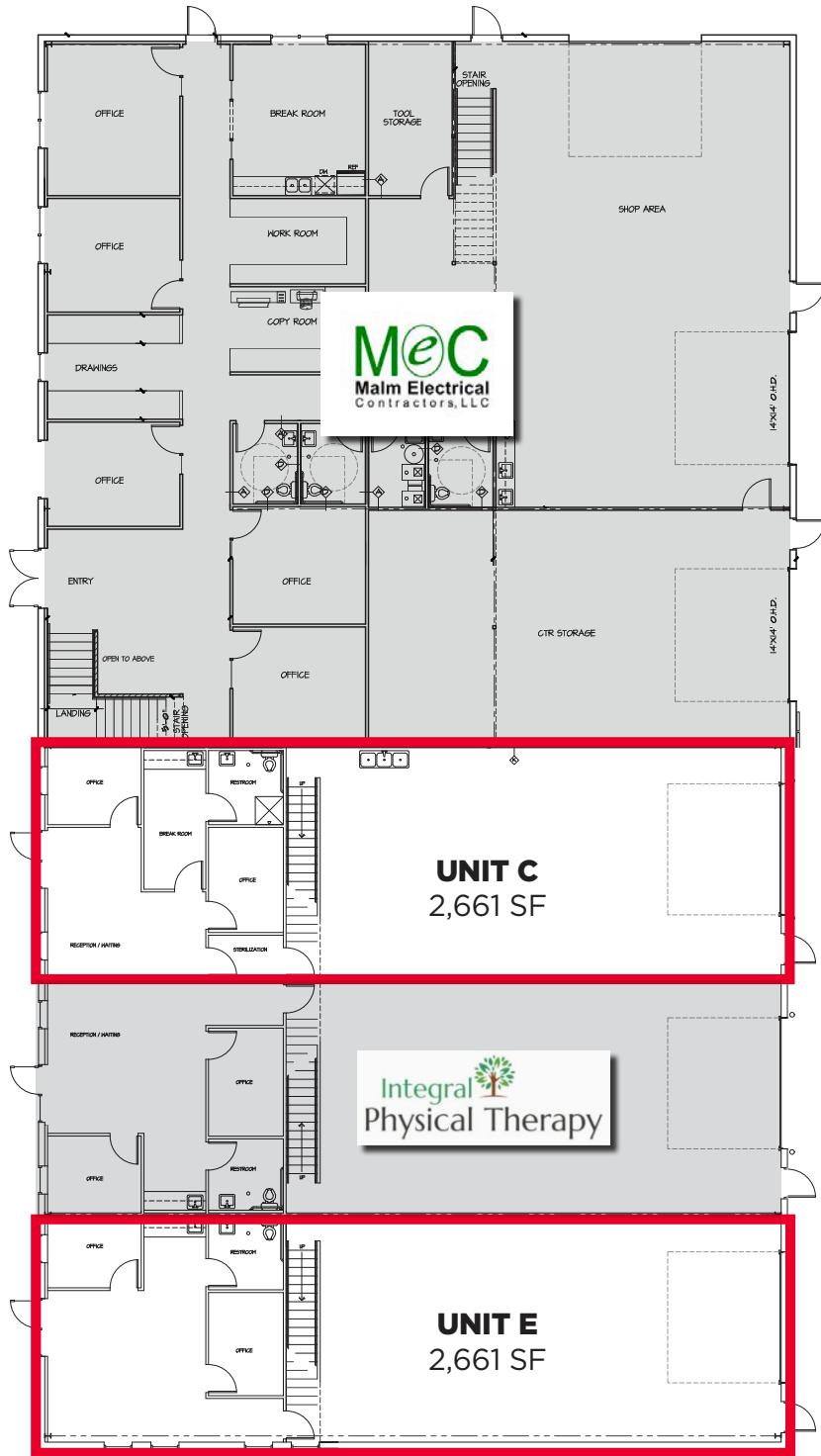
## Unit C: Warehouse & Office

- 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**



## CONTACT INFORMATION

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