

MEADOWLARK BUSINESS PARK

5520, 5521, 5571, & 5611 Iris Parkway, Frederick, CO 80504

INDUSTRIAL BUILDINGS WITH OUTDOOR STORAGE FOR SALE OR LEASE

Sale Price: Negotiable

Lease Rate: \$19.00-\$25.00/SF NNN

**Lease rate subject to TI requirements*



PROPERTY OVERVIEW

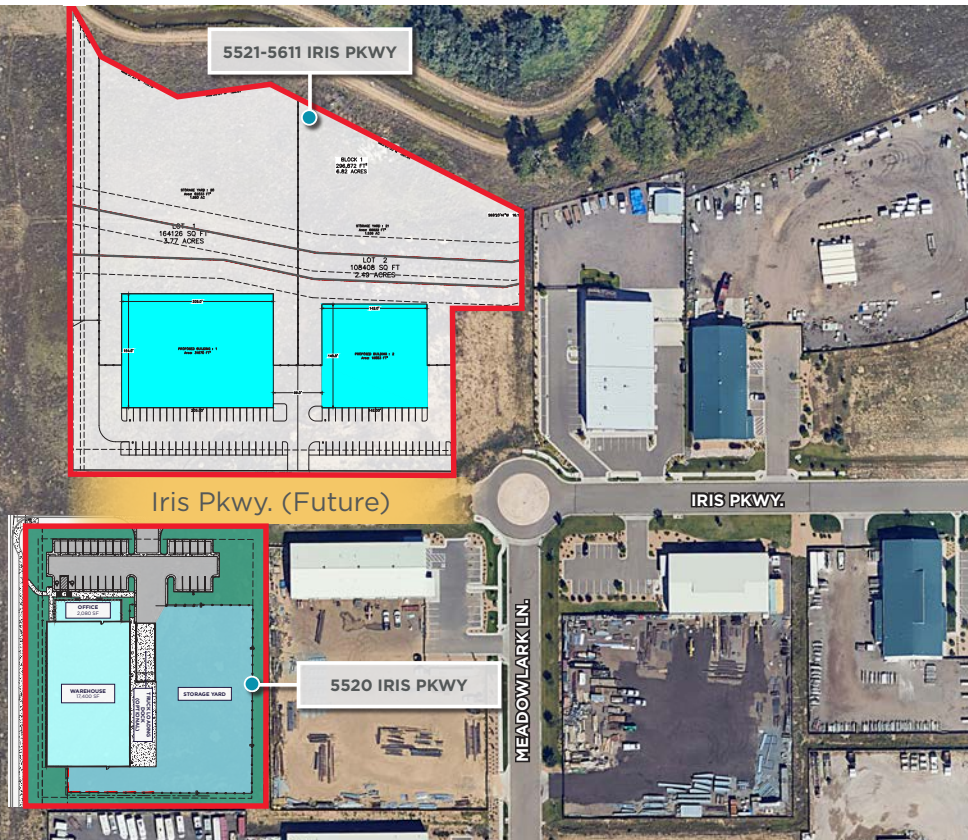
Positioned in the growing Frederick market, **Meadowlark Business Park** offers prime opportunities for light industrial users seeking modern space with flexible options for sale or lease. With one building available as soon as late Q3 2026, this future development is designed with flexible building and yard sizes to accommodate a wide range of industrial needs and user-specific requirements. Excellent access to I 25 and Highway 52 provides convenient connectivity to both the Denver Metro area and Northern Colorado.

Please contact the listing brokers for additional information.

Sale Price: Negotiable

Lease Rate: \$19.00-\$25.00/SF NNN*

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PROPERTY DETAILS

Building Size	19,480-31,570 SF (Flexible)
Site Size	2.2-3.77 Acres
Yard	1-1.88 Acres (Flexible)
Power	3-Phase, 480 Volt, 400 Amp
Sprinklers	Fully Sprinklered
Office	To Spec; Mezzanine Office Possible
Warehouse	Clear Span
Zoning	Business Light Industrial (Frederick) Link to Zoning Code
Delivery Date:	Late Q3 2026

5520 IRIS PARKWAY

Available in late Q3 2026, 5520 Iris Parkway will feature a 1-acre fenced yard, customizable office buildout, three 14' x 16' drive-in doors, and the potential to a loading dock.

Sale Price: Negotiable

Lease Rate: \$19.00-\$23.00/SF NNN*

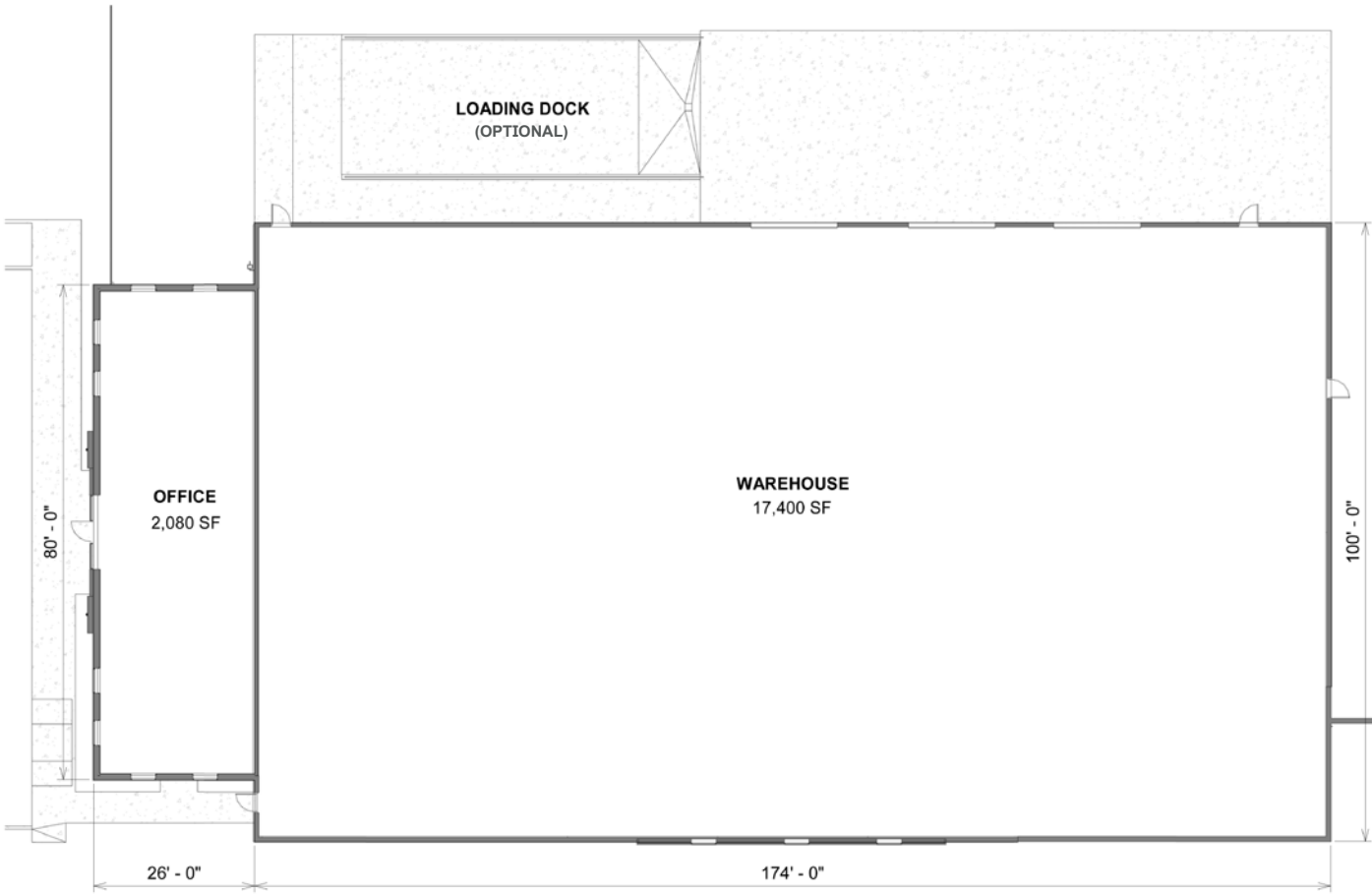
**Lease rate subject to TI requirements*

PROPERTY DETAILS

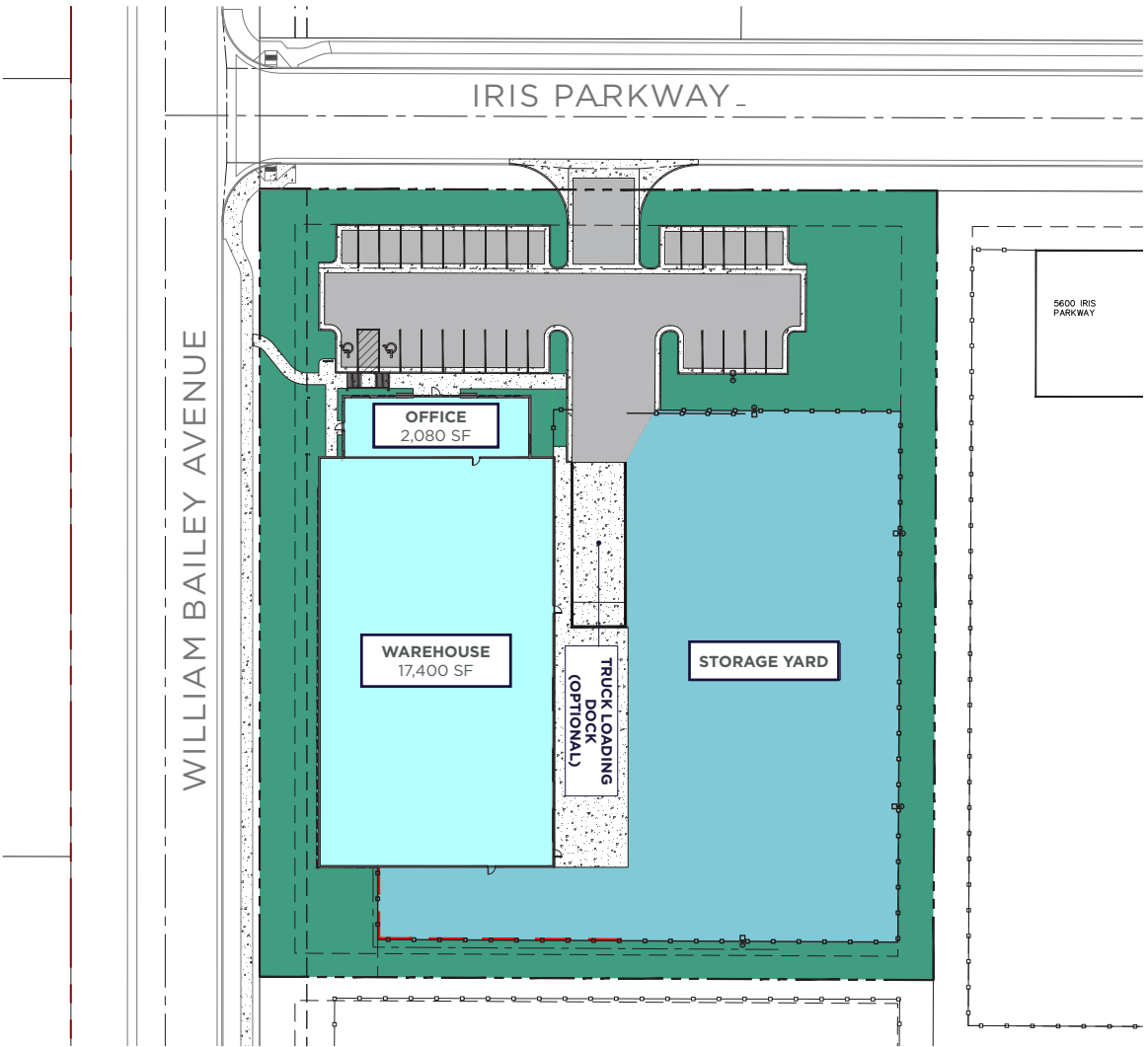
Building Size	19,480 SF
Site Size	2.2 Acres
Yard	Approx. 1 Acre Fenced with Recycled Asphalt
Loading	Three (3) 14'x16' Drive-In Doors Loading Dock Negotiable



5520 IRIS PARKWAY FLOOR PLAN



5520 IRIS PARKWAY SITE PLAN



5520 IRIS PARKWAY ELEVATIONS



NORTH SIDEWALL



N Color Exterior Elevation - North Sidewall
3/32" = 1'-0"



WEST ENDWALL



W Color Exterior Elevation - West Endwall
3/32" = 1'-0"



SOUTH SIDEWALL



S Color Exterior Elevation - South Sidewall
3/32" = 1'-0"



EAST SIDEWALL



E Color Exterior Elevation - East Endwall
3/32" = 1'-0"

5521, 5571, 5611 IRIS PARKWAY

Located just north of 5520 Iris Parkway, 5521, 5571, 5611 Iris Parkway feature flexible building and yard sizes to accommodate a user's specific requirements.

Sale Price: Negotiable

Lease Rate: \$19.00-\$25.00/SF NNN*

*Lease rate subject to TI requirements

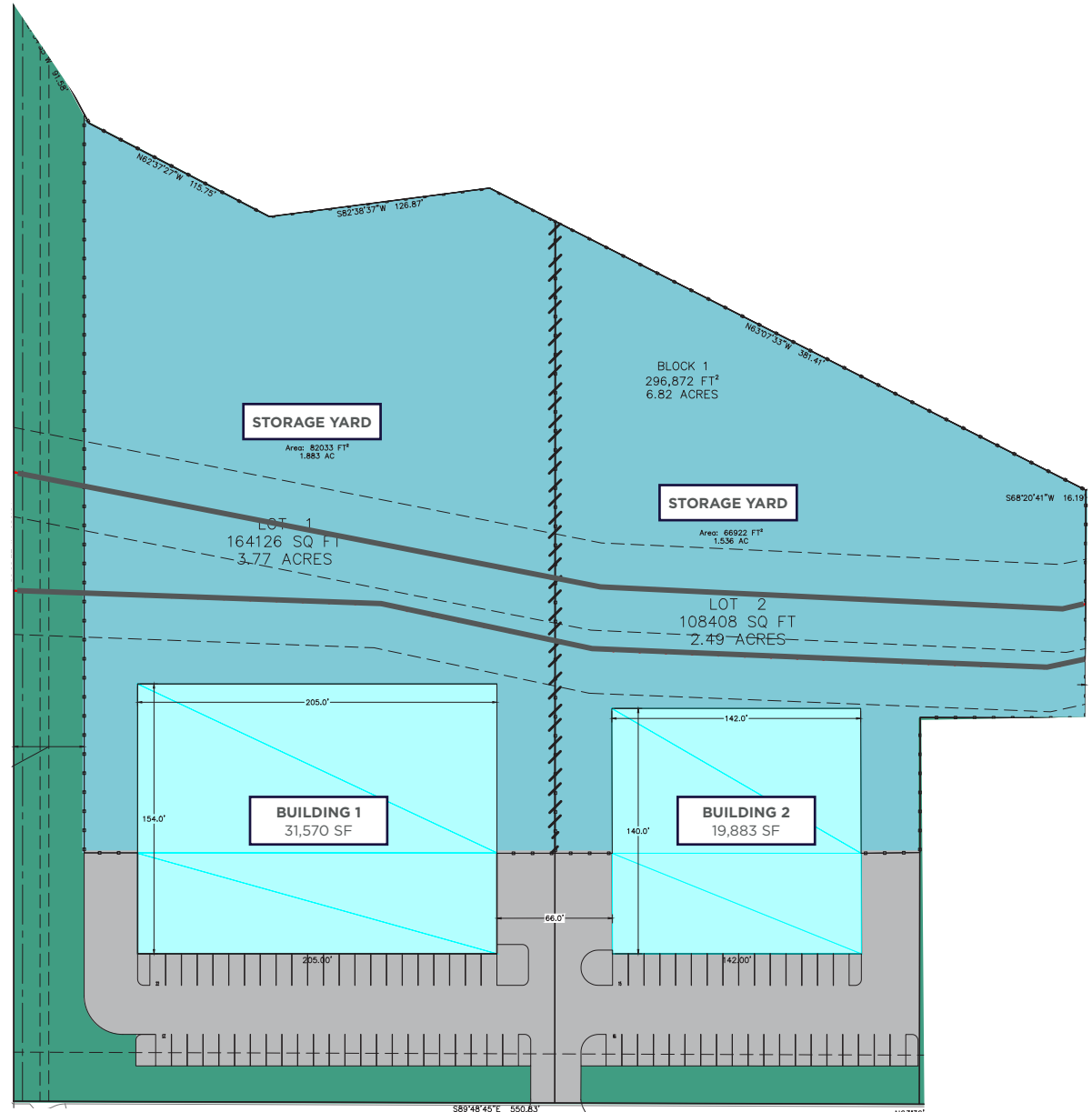
PROPERTY DETAILS:

Building Size: Flexible

- **Proposed Building 1:** 31,570 SF
- **Proposed Building 2:** 19,883 SF

Yard Size: Flexible

- **Proposed Yard 1:** 1.883 Acres
- **Proposed Yard 2:** 1.536 Acres



FREDERICK, COLORADO AT A 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

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	17,560	45,945	188,794
2029 Pop. Projection	20,589	54,166	207,629
2024 Households	5,956	15,367	67,332
Avg. Household Income	\$125,123	\$125,182	\$128,594

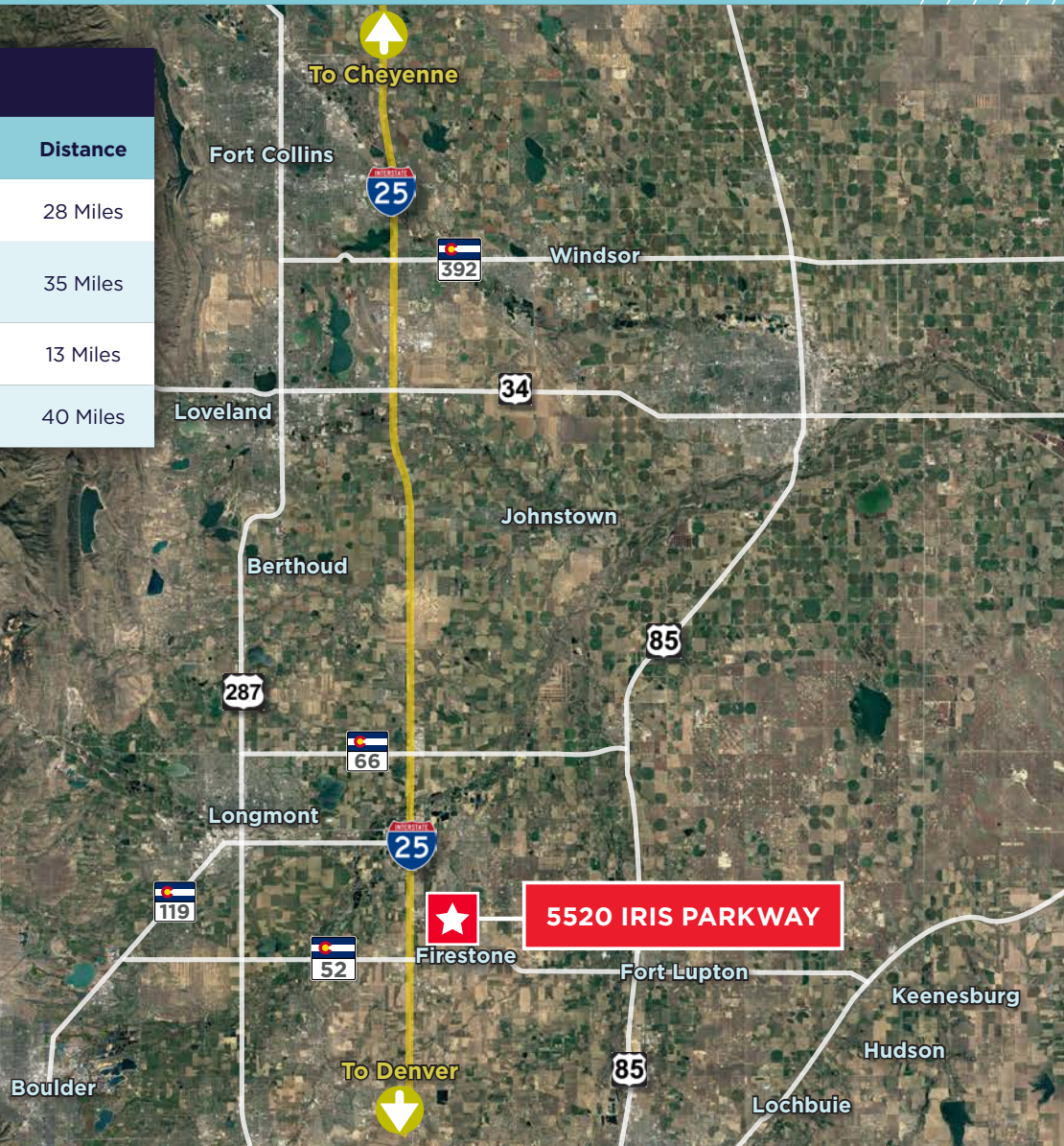
Source: CoStar, 2025



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,
PLEASE CONTACT:**

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