

INDUSTRIAL/FLEX FOR LEASE

8245 WEST I-25 FRONTAGE ROAD, UNIT 4B

FREDERICK, CO 80516



FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



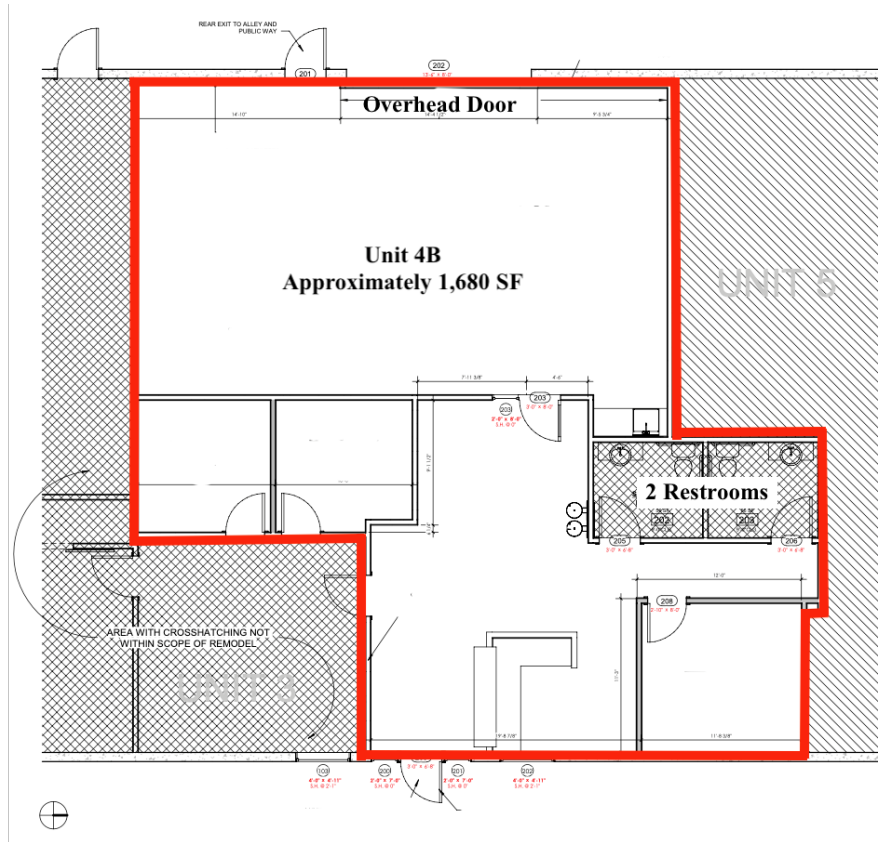
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PROPERTY SUMMARY

8245 INTERSTATE 25 FRONTAGE ROAD, UNIT 4B | FREDERICK, CO 80516



Property Summary

Lease Rate:	\$16.00 PSF
2025 Triple Nets::	\$7.01 PSF
Available SF:	1,680
Dock Doors:	One

Property Overview

Highly Visible Industrial/Flex Space for Lease along I-25 Frontage Road in Frederick. Take advantage of this prime leasing opportunity in a high-visibility, easily accessible location directly along the I-25 Frontage Road. This versatile industrial/flex unit is ideal for a wide range of users, from light industrial operations, retail businesses and more.

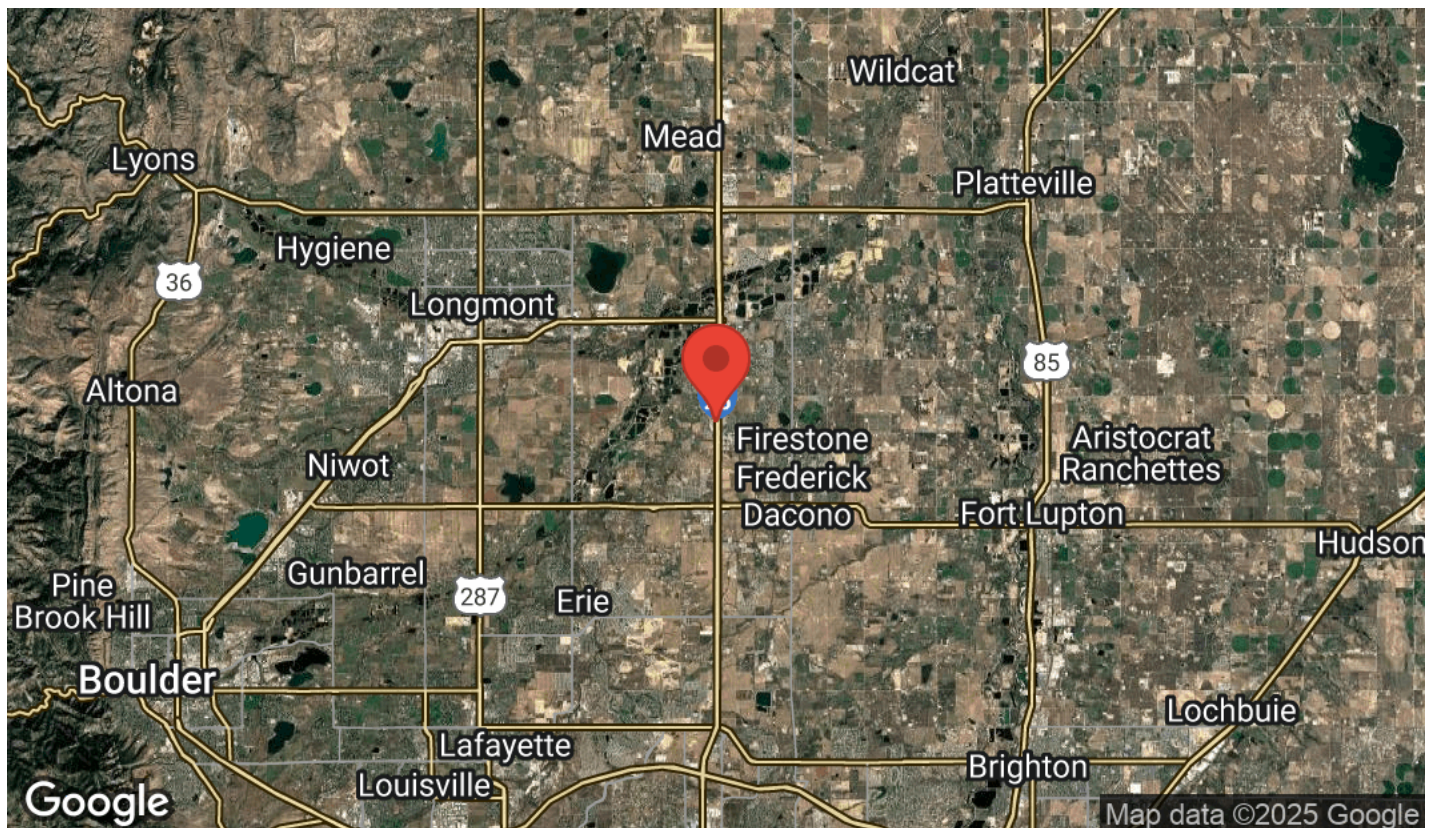
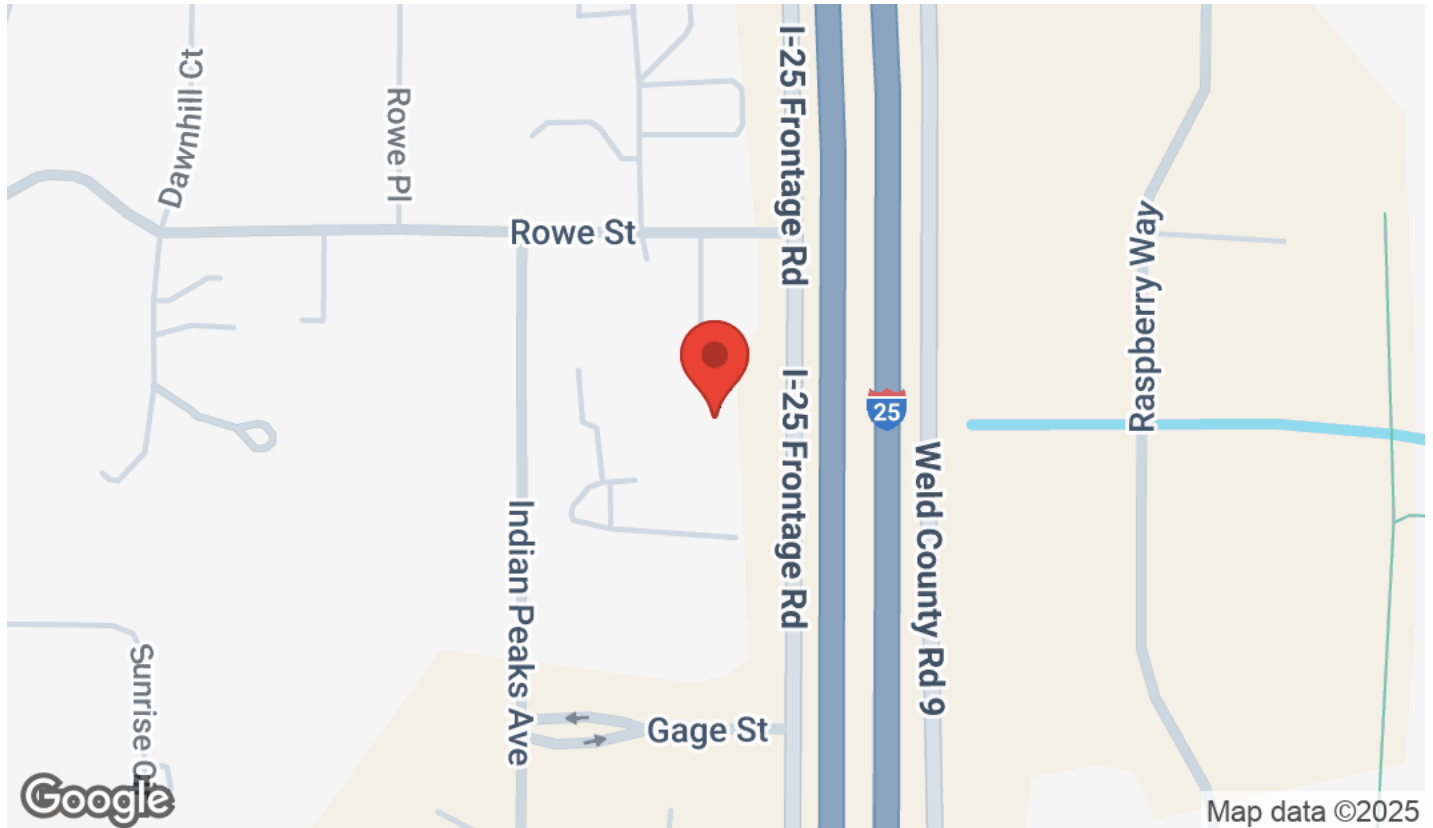
Position your business in a thriving commercial corridor with strong visibility and access. Contact us today to schedule a tour or request more information.

HIGHLIGHTS

- Excellent I-25 exposure with prominent signage opportunities along the corridor
- Flexible layout suitable for industrial, flex, or retail users
- One 12' x 12' overhead door at the rear for convenient loading/unloading
- Ample on-site parking for customers and employees
- Easy access to I-25 for regional connectivity

LOCATION MAPS

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