



FOR SUBLEASE
28,204 SF OF INDUSTRIAL/FLEX

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**7501 Miller Drive
Frederick, Colorado 80504**



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RE/MAX ELEVATE
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Louisville, CO 80027
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Each Office Independently Owned and Operated.





Property Summary

Building SF:	28,204
Lease Rate:	\$25,000/month Modified Gross
Lot Size:	4.0 AC (174,641 SF)
Year Built:	1998
Zoning:	PUD
Sprinklered:	Yes
Overhead Doors:	3 drive-ins and 1 dock high
Lease Expiration:	March 31, 2029
Power:	480V-400 amp, 120V- 125 & 250 amp, 240V-225 amp

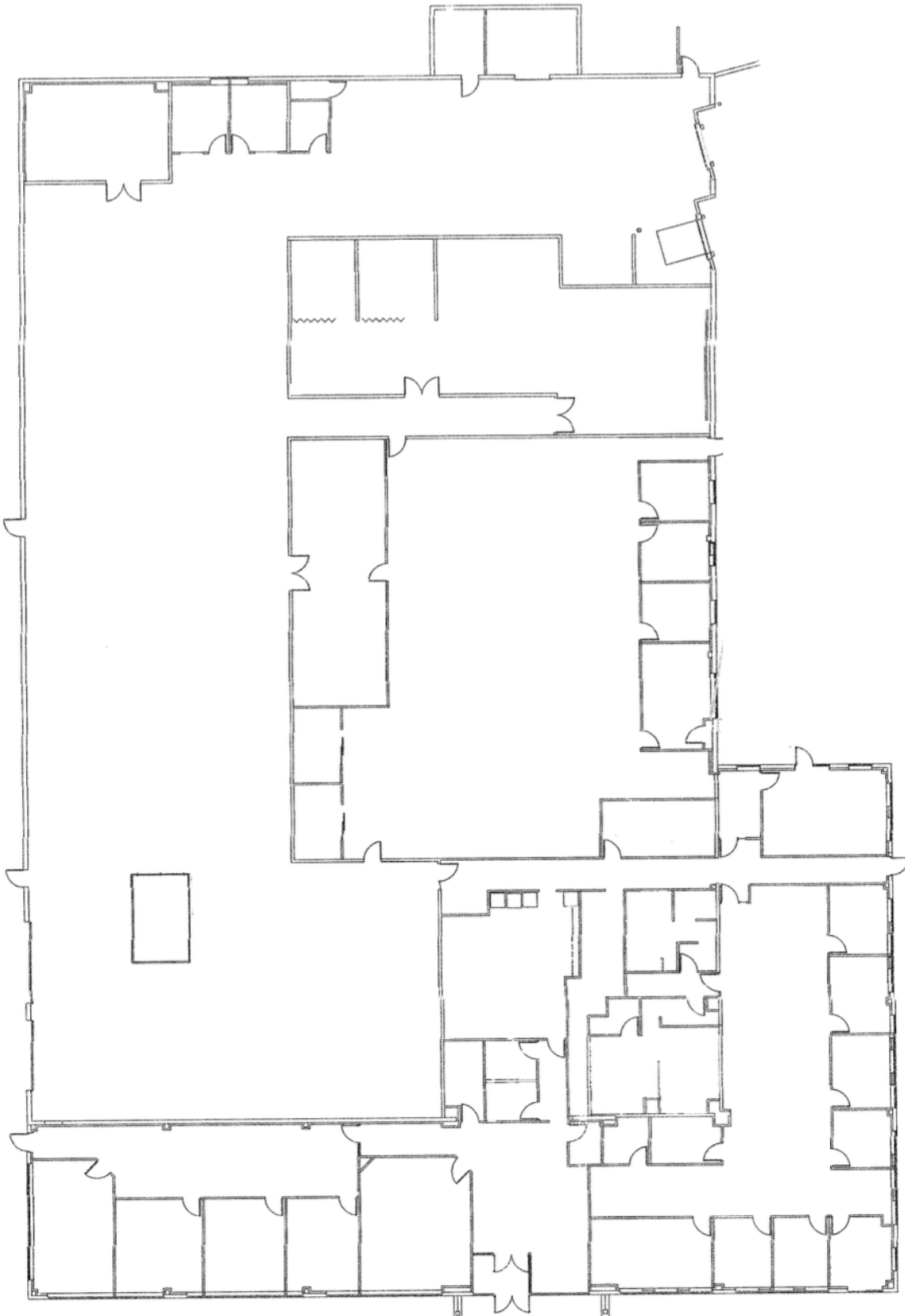
Property Overview

Fantastic opportunity to sublease a 28,204 square foot (14,578 SF of warehouse and 13,626 SF of office) Industrial/Flex facility strategically located along I-25 between Denver and Fort Collins in Frederick, Colorado. Built in 1998, this well-maintained property is situated on 4 acres, with 2 acres of that being highly sought after yard space. The warehouse space has sealed concrete and tile flooring, a robust electrical infrastructure, and multiple overhead doors and loading docks. While the office portion of this property may include some furniture, including two bullpen work stations. With ample parking and a plethora of options for various types of users, this building offers an ideal blend of production, manufacturing, shipping/receiving, and office space—making it a turnkey solution for your business. Call us today to set up a showing!

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