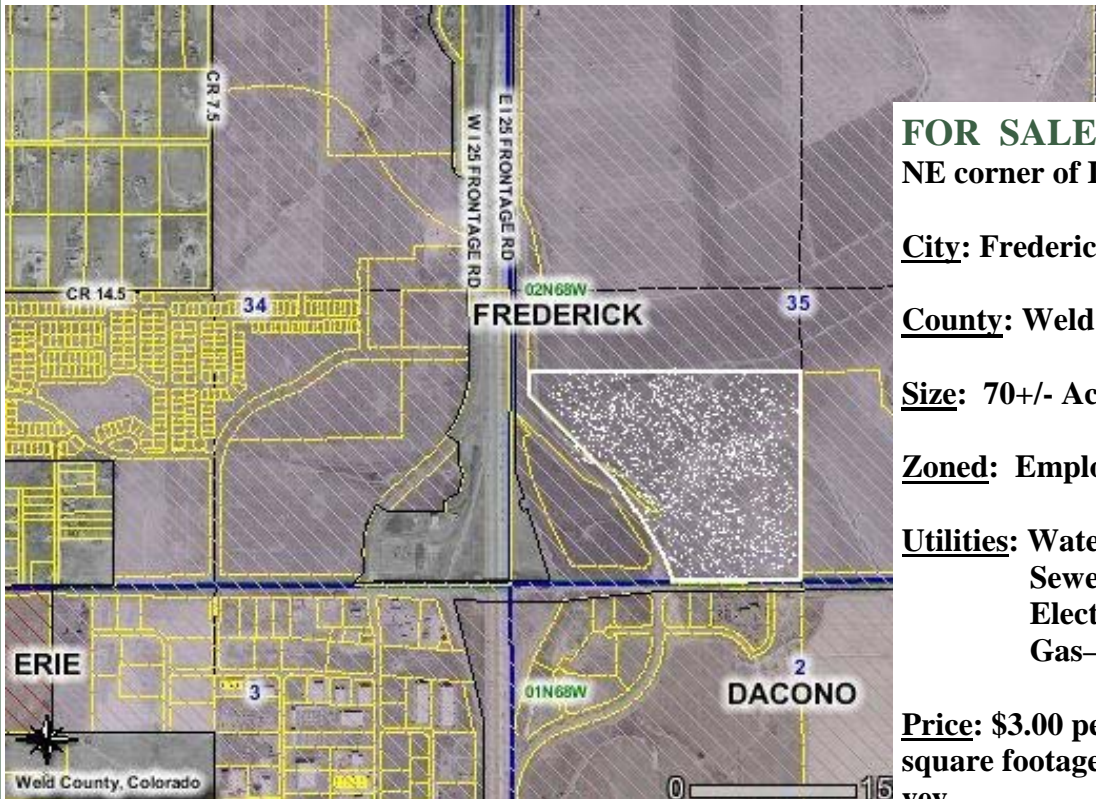


# FOR SALE



## **FOR SALE**

**NE corner of I-25 and Hwy 52**

**City: Frederick**

**County: Weld**

**Size: 70+/- Acres**

**Zoned: Employment**

**Utilities: Water—Town of Frederick  
Sewer—Saint Vrain San.  
Electric—United Power  
Gas—Kinder Morgan**

**Price: \$3.00 per SF based on actual square footage as determined by survey.**

**REMARKS:** Great Location with visible frontage on I-25 and Hwy 52 on the NE corner of the interchange. Annexed and Zoned Employment which allows for a wide range of uses in the Town of Frederick. There are only a handful of intersections along this section of the Northern Corridor with this being one of the busiest. Utilities are adjacent to the property and all available.

***For Additional Information Contact:  
Phil, or Heath Irwin  
303-833-4454  
heath@irwin-companies.com***

**IRWIN & HENDRICK—EAST**  
**COMMERCIAL AND INVESTMENT REAL ESTATE**

720 AUSTIN AVENUE, SUITE 200, ERIE, COLORADO 80516 303.833.4454 FAX 303.833.4460

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.