

NEW Industrial / Flex with Yard FOR LEASE

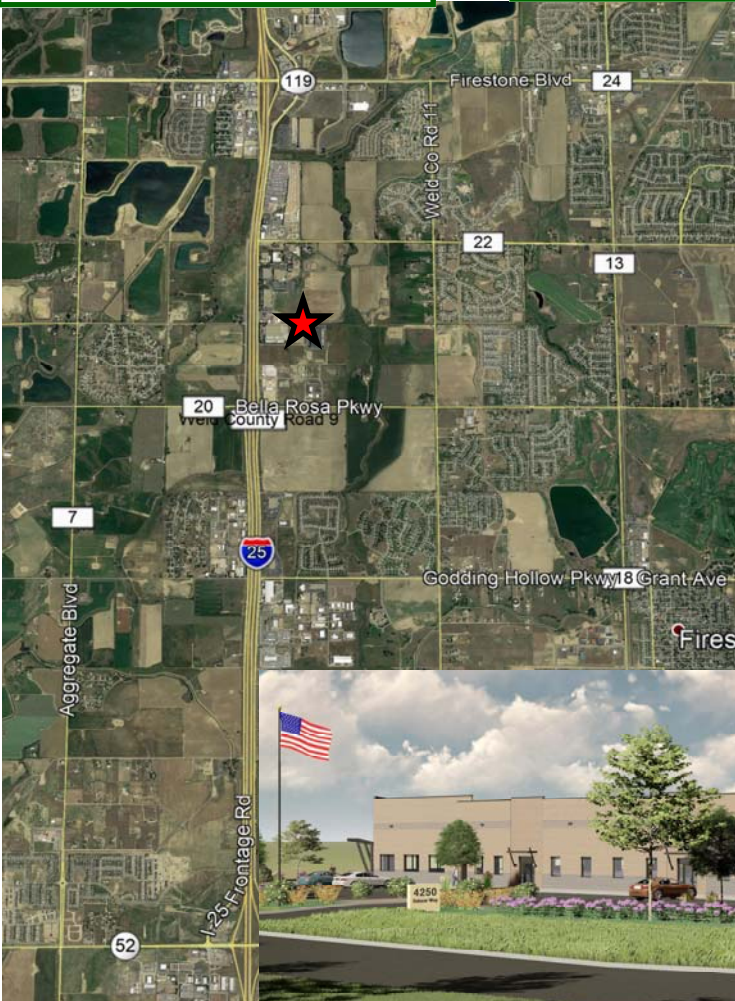
4250 Salazar Way

City: Frederick
County: Weld
Building SF: 34,000 SF
Space Available: 24,600 SF
Min. Available: 2,400 SF

Large Storage Yard Available

Lease Term/Type: 3–5 years
Lease Rate: \$13—\$16 NNN
Expenses: \$3.50 SF
TI Allowance: Negotiable
Available: November, 2019

- 40 minutes to Denver
- 30 Minutes to Boulder, Fort Collins and Greeley
- 15 minutes to Fort Lupton and Highway 85
- 10 minutes to Longmont



- 12' x 14' Overhead Doors
- Abundant Power Available
- 18' Clear Height
- Yard Area Available

New fully sprinklered Solid block building in a Great Location with access to the entire front range, only minutes from I-25. Large storage yard available and the Industrial Zoning is very accommodating to a wide range of uses.

ADA Restroom and Office included with suite to allow quicker occupancy but additional TI is negotiable.



IRWIN & HENDRICK—EAST

COMMERCIAL, LAND AND INVESTMENT REAL ESTATE

720 Austin Avenue, Suite 200, Erie, Colorado 80516

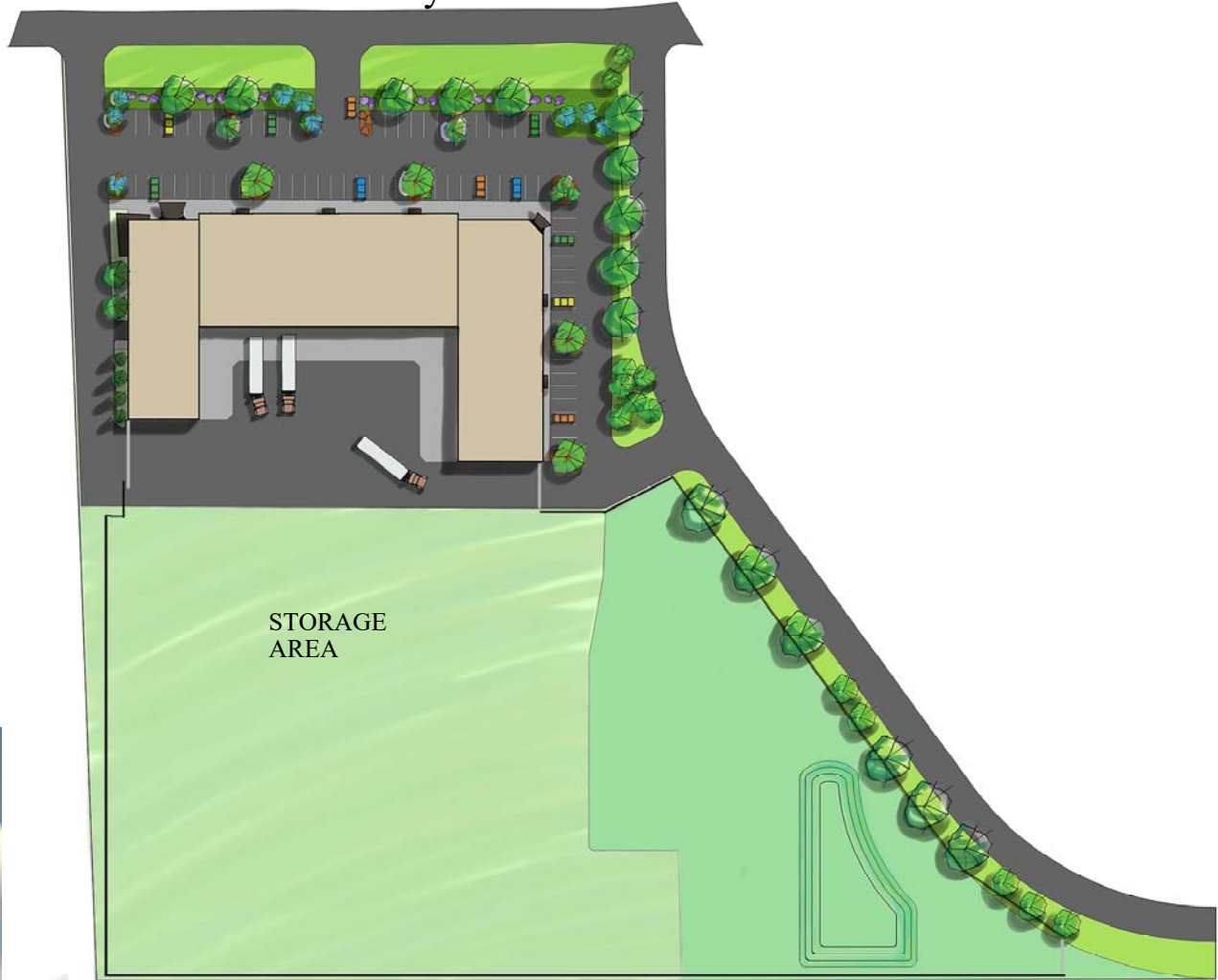
303-833-4454

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For Additional Information Contact:

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Salazar Way



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