

FOR LEASE

Workshops – Office – Light Industrial

emerald WORKSHOPS in Frederick, CO

3540 Highway 52, Frederick

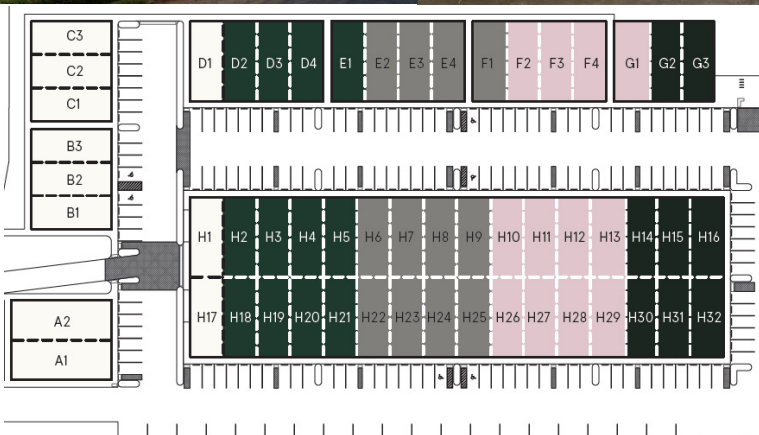
Located at the intersection of I-25 and Hwy 52 in thriving Frederick, CO, just a short commute from Denver, Boulder, and Ft. Collins, making it easily accessible for customers and logistics. This location not only presents the advantage of simple travel to and from the campus, but it also provides your business with the optimal exposure, offering iconic architectural design and large signage opportunities along the highway.

Each unit - 1,500sf
Rent: \$12.50psf
NNN: \$3.20psf (est)
Total Monthly \$1962.50

Jim York
(303) 717-8038
jyork@summitcommercial.net



Please contact Jim York to set up a tour of the property...



Unit Specifications

- Concrete Floor
- Fire Sprinkler System
- One ADA Restroom
- 200 amp 3 Phase Elec
- 20ft high Ceiling
- 25'x60 floor dimensions
- 10ft x 12ft Overhead doors
- Standard LED Lighting
- 100,000 BTU Gas Heater
- Light Industrial Zoning (BLI)

