

Industrial Property for Sale or Lease

7500 Johnson Drive, Frederick, Colorado

Property Details

Building Size	14,400 SF
Finished Warehouse	7,740 SF
Office Space	1,575 ± (An additional 1,575 SF could be built out upstairs)
Covered Warehouse	5,085 SF
Site Size	3.28 Acres or 142,876 SF
Ceiling Height	22' - 26'
Power	To be verified
Loading	4 Drive-in Doors 2 - 16'x14' 1 - 20'x14' 1 - 27'x14'
Zoning	Industrial
Construction	Metal
YOC	1999
County	Weld
Taxes (2010)	\$17,584
Lease Rate	\$6.95 NNN
Sale Price	\$1,250,000

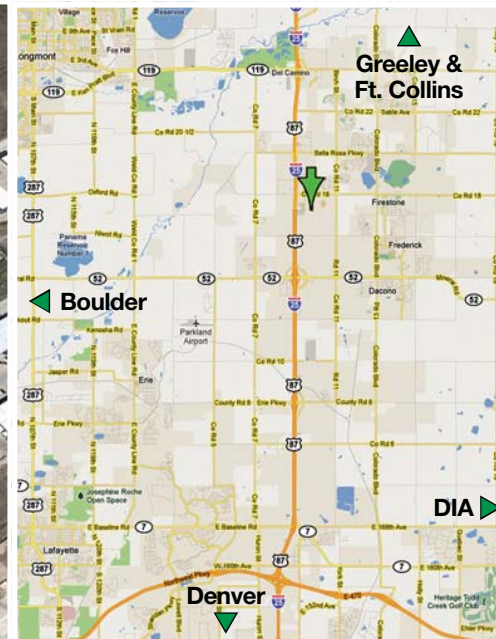
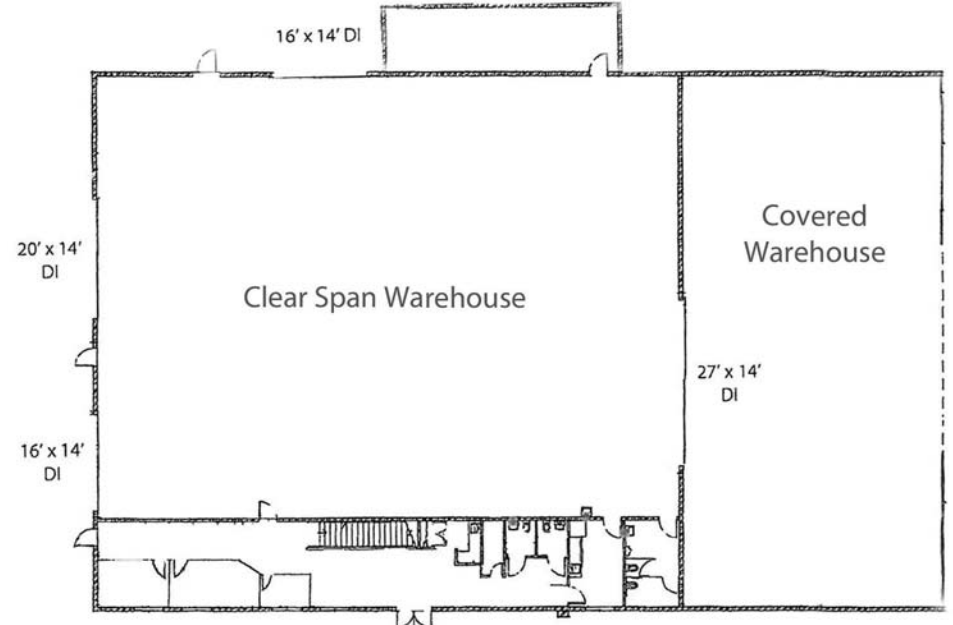
Contact Information

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- ▶ Clearspan Warehouse/Manufacturing Area
- ▶ Oversized drive-in doors with drive through capabilities
- ▶ Ability to build out second story office (1,500 SF possible)
- ▶ Fenced recycled asphalt yard area with two access points
- ▶ Great access to I-25 via HWY 52 or HWY 119
- ▶ Dock High loading can be added
- ▶ Airlines and Radiant heat throughout
- ▶ Air Compressors and Dryers Available



Strategic Location

- 12 Miles to Longmont
- 21 Miles to Boulder
- 28 Miles to Denver
- 37 Miles to Ft. Collins
- 35 Miles to DIA

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