

OFFICE/SHOWROOM BUILDING FOR SALE OR LEASE

Property Features

- Great I-25 Visibility & Signage Opportunity
- High-end office finishes
- Excellent showroom or warehouse space
- Only 2.5 Miles South of HWY 119 (I-25 Exit 240)

Property Details

Building Size: 11,589 SF

Site Size: 1.02 Acres
(44,431 SF)

Ceiling Height: 14' 6"

Zoning: Industrial

Parking: 26 Spaces;
2.25:1,000 SF

HVAC: Full HVAC System

YOC: 2005

Sale Price: ~~\$1,100,000~~
\$990,000

Lease Rate: \$5-10/SF NNN

Contact Information

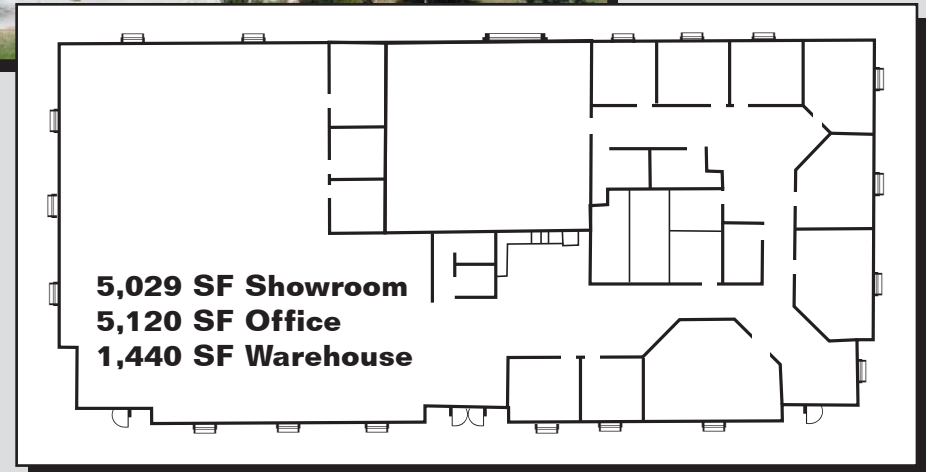
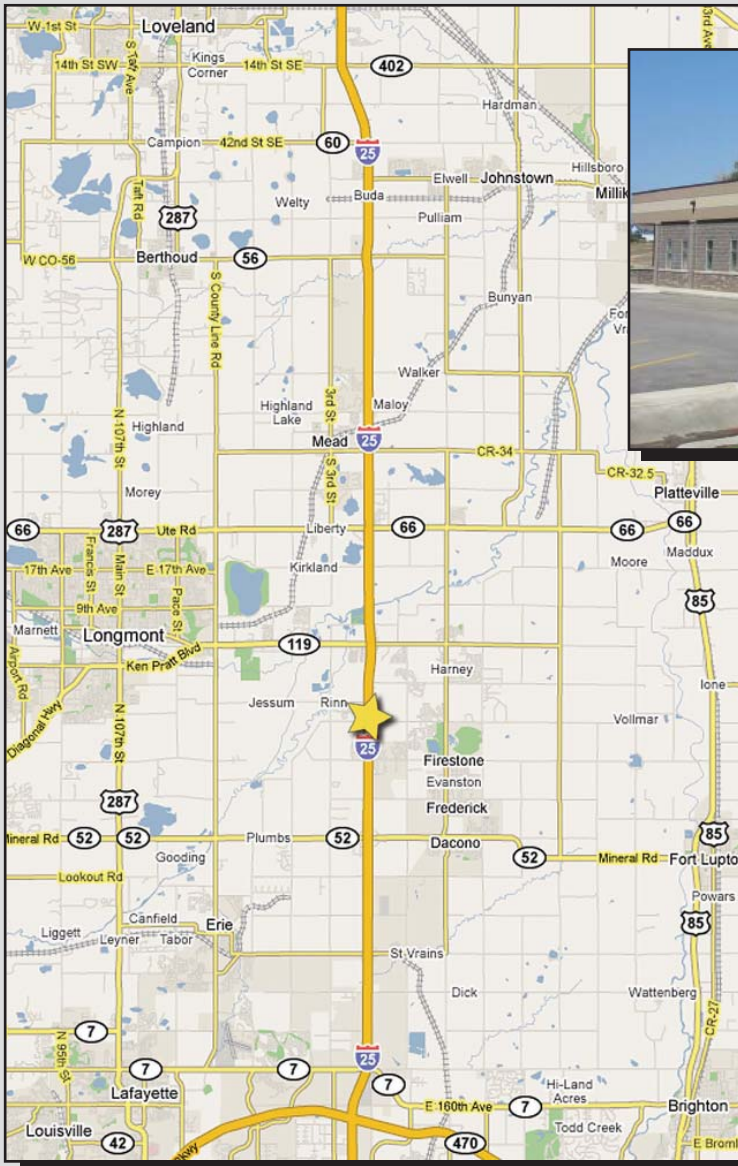
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**8463 W. I-25 Frontage Rd.
Frederick, CO 80504**

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Bitzer Real Estate Partners is pleased to offer 8463 W. I-25 Frontage Rd. for sale. The flexible design of this former office and showroom for a national homebuilder offers users high-end office finish, quality showroom and functional warehouse space. The entire building is temperature controlled and can easily be converted into 100% office if desired. Situated along I-25, this property offers great corporate identity and receives terrific exposure to over 67,000 vehicles per day.

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