

4606-4700 FALCON PLACE FREDERICK, CO

INDUSTRIAL LAND FOR SALE



LOT 1 SIZE: 4.21 ACRES - OFFERED AT \$1,835,000

LOT 2 SIZE: 4.406 ACRES - OFFERED AT \$1,920,000

All utilities brought to property including: Water, Electricity, Gas, Sewer & Internet

RACHEL ROHRIG

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BRITTANY BOUDREAU

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TODD WALSH, CCIM

303 444 5040

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BUILD TO SUIT OPTIONS FOR SALE



#	BUILDING SIZE	LOT SIZE	PRICE
1	3K-30K	4.21 AC (183,308 SF)	Contact Broker
2	5K-30K	4.406 AC (191,911 SF)	Contact Broker

USES ALLOWED

Industrial Flex Use, Live/Work, Office,
Office - Warehouse, Life Science, Flex
with outdoor storage.

**INDUSTRIAL/FLEX- BUILD TO SUIT
FOR SALE OR FOR LEASE**

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BUILDING 1 - LOT 1

BUILDING SIZE: 2,700 - 30,000 SF

LOT SIZE: 4.21 ACRES

USES ALLOWED

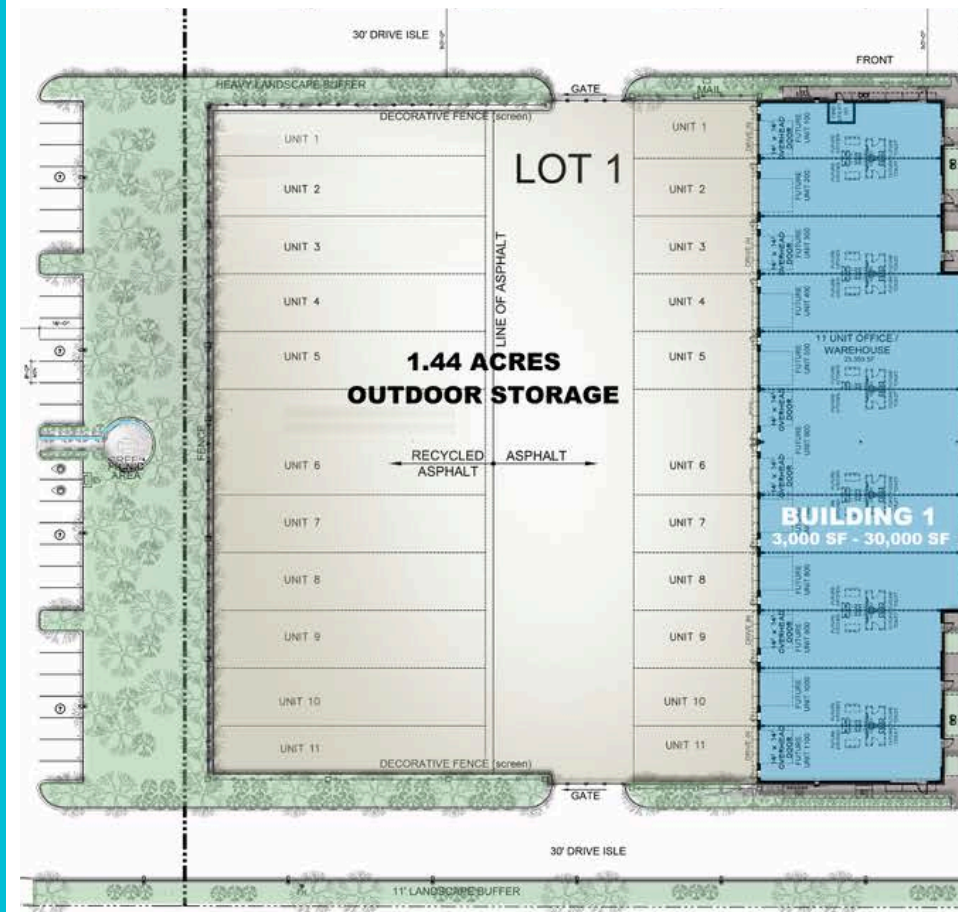
- Industrial Flex Use
- Live/Work
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.44 ACRES

- Fenced Outdoor Storage with two Remote Gates
- Individual Outdoor Storage Options Available.

HIGHLIGHTS

- Parking: 59 Spaces (2.54/1000)
- 2 EV Parking Stalls
- Clear Height: 24'-0"
- Company Signage Allowed
- Loading: Drive-In
- Amenities: 2 Private Picnic/Park Areas
- Zoning: Business Light Industrial (BLI)
- Contact Broker for pricing



BUILDING 2- LOT 2

BUILDING SIZE: 5,000 SF - 30,000 SF

LOT SIZE: 4.406 Acres

USES ALLOWED

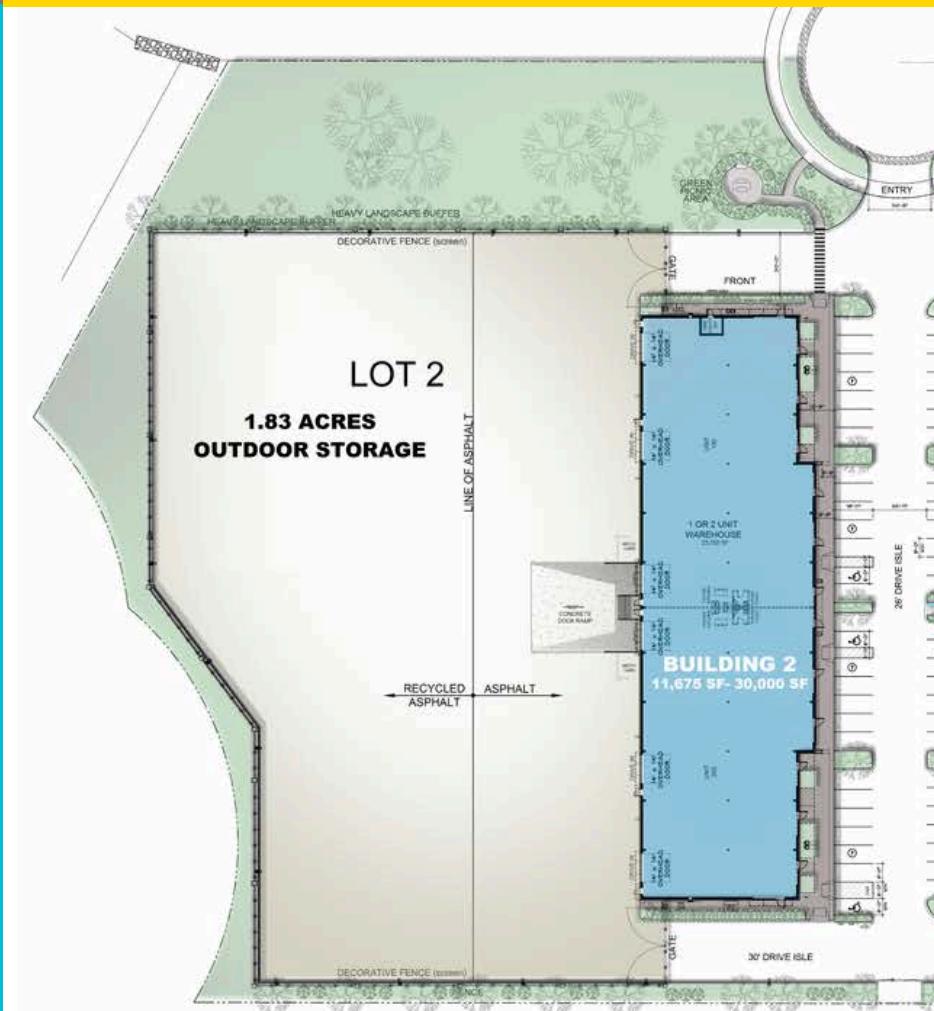
- Industrial Flex Use
- Live/Work
- Office - Warehouse
- Office
- Life Science
- Flex with outdoor storage

TOTAL OUTDOOR STORAGE AREA: 1.83 ACRES

- Fenced Outdoor Storage with two Remote Gates

HIGHLIGHTS

- Parking: 56 Spaces (2.4/1000)
- Two EV Parking Stalls
- Loading: Drive-In and Dock High
- Clear Height: 24'-0" Power: Any Upon Request
- Amenities: 2 Private Picnic/Park Areas / Mountain Views
- Zoning: Business Light Industrial (BLI)
- Contact Broker for pricing



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↑ 38.1 MI | 46 MINS
FORT COLLINS



GODDING HOLLOW PKWY

FIRESTONE
LAKE



LABOR FORCE
WITHIN 10 MI
120,525

HOUSING GROWTH
5,661 Current Dwelling Units
2,769 Residential Lots in Process

DIVERSE WORKFORCE
in Manufacturing,
Biosciences, Aerospace,
R&D, Energy and more.

COLORADO BLVD



FREDERICK TOWN
PUBLIC WORKS



TIPPLE PKWY

← 22.5 MI | 31 MINS
BOULDER

30 MI | 34 MINS
DENVER ↓

DOWNTOWN



LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



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