

5,731 SF Industrial Warehouse with Office for Lease

7950 MILLER DRIVE

FREDERICK, COLORADO 80504



LEASE RATE: \$20.00/SF NNN
NNN (EST.): \$6.00/SF

 **CUSHMAN &
WAKEFIELD**



7950 Miller Drive, Unit 100

Frederick, Colorado 80504

Located at 7950 Miller Drive in Frederick, Colorado, Unit 100 offers 5,731 SF of high quality industrial space featuring 4,465 SF of warehouse space and 1,266 SF of newly finished office space. Designed for a variety of industrial and flex users, the property includes a 16' x 12' drive-in door, 24'-32' clear heights, wet sprinkler system, LED warehouse lighting, and 200-amp, 480/277V three-phase power. Zoned Industrial, the space is well suited for manufacturing, distribution, contractor operations, engineering, and showroom uses. Conveniently located with easy access to I-25, the property provides excellent connectivity throughout Northern Colorado while offering modern construction, professional curb appeal, and functional warehouse amenities.

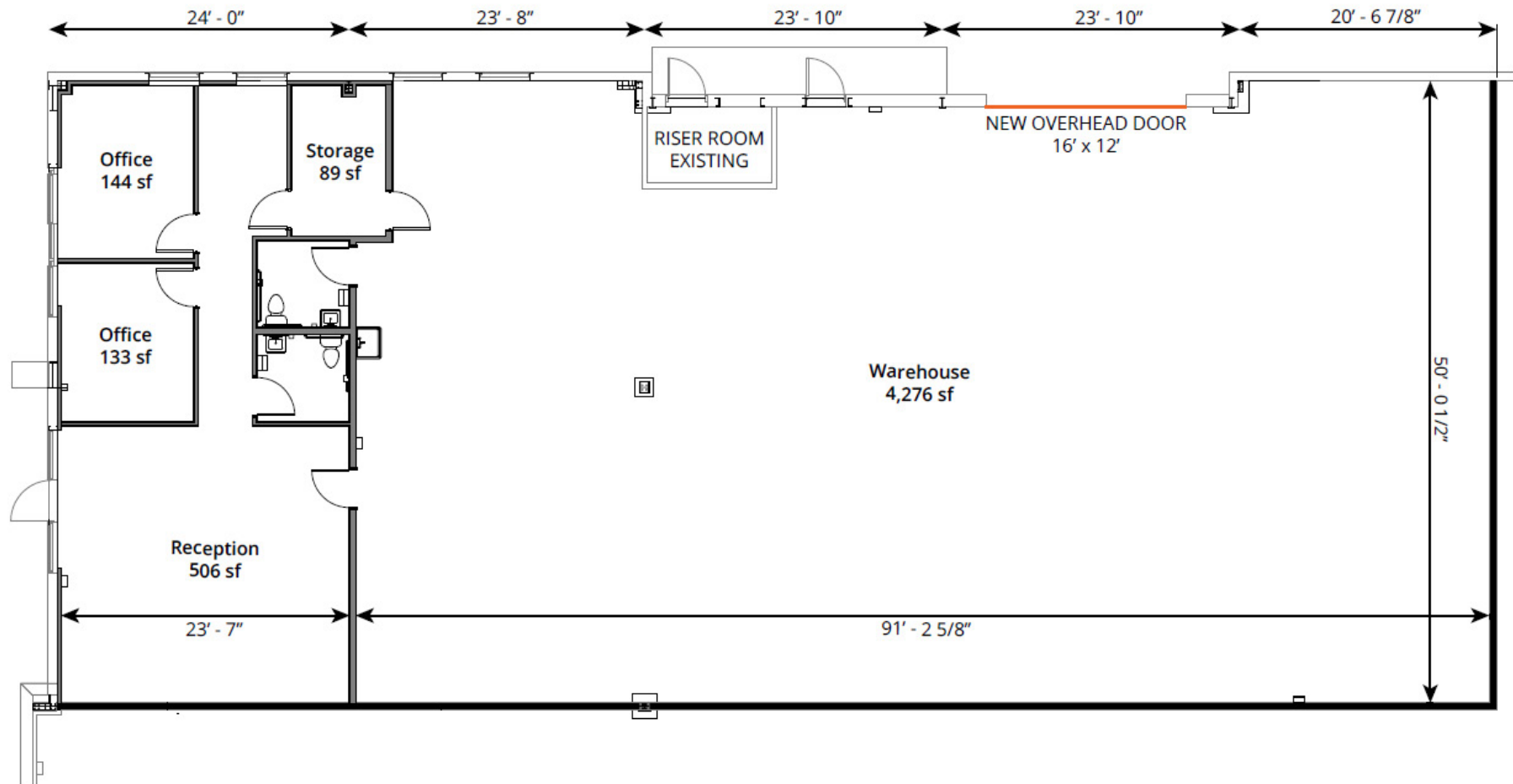
PROPERTY FEATURES	
Available Size	5,731 SF (Unit 100)
Warehouse:	4,465 SF
Office:	1,266 SF
Overhead Doors:	16' x 12' Drive-In Door
Power:	200 Amp/ 480-277v/3p 9 (tbv)
Clear Height:	24' - 32'
Zoning:	Frederick - Industrial (View Zoning Details)
Lease Rate:	\$20.00/SF NNN Estimated NNN \$6.00/SF



7950 Miller Drive, Unit 100

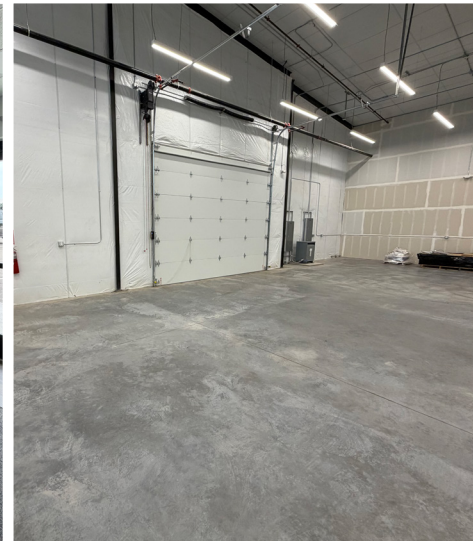
Frederick, Colorado 80504

FLOOR PLAN



7950 Miller Drive, Unit 100
Frederick, Colorado 80504

PROPERTY PHOTOS



7950 Miller Drive, Unit 100

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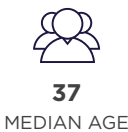
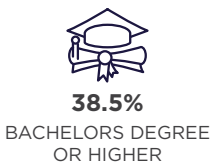
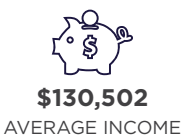
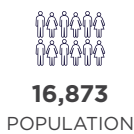
FREDERICK AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Frederick is a dynamic community with multiple recreational amenities and facilities, full of diverse opportunities while continuing to respect its heritage as a mining town incorporated in 1907.

Frederick is a booming community located approximately 30 miles north of downtown Denver along the I-25 corridor. It offers residents convenient access to both the Northern Front Range and Colorado’s capital city.

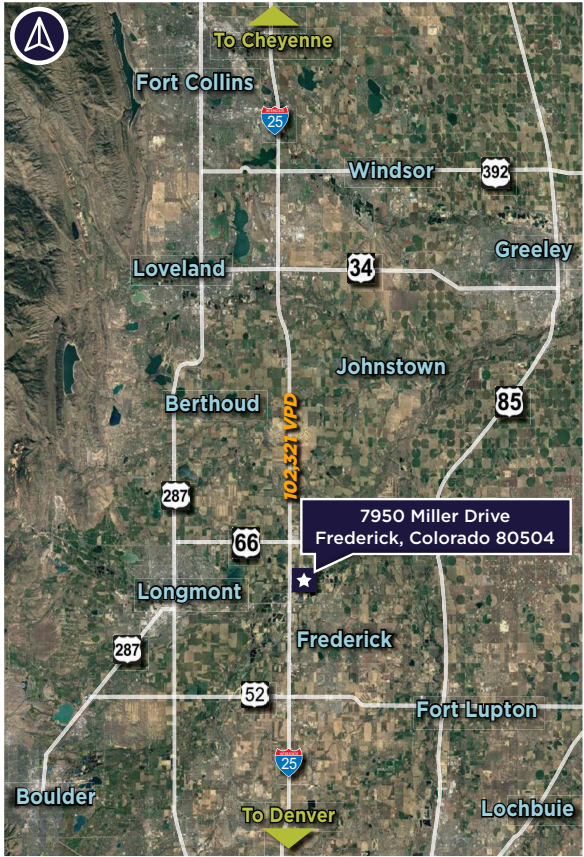
Part of Weld County, Frederick had a population of 8,679 in the 2010 U.S. Census and 14,513 in the 2020 U.S. Census. The most recent U.S. Census Bureau estimate places the town’s population at approximately 18,241 residents in 2025, representing growth of more than 25% since 2020. Over the past decade, the Northern Front Range urban corridor between Denver and Fort Collins has continued to experience significant residential growth, with Frederick emerging as one of the region’s fastest-growing communities.

FREDERICK, COLORADO BY THE NUMBERS



- Frederick’s population grew from 14,513 in 2020 to an estimated 18,241 residents in 2025, representing growth of approximately 25.6% in five years. The town continues to rank among the fastest-growing communities along Colorado’s Northern Front Range.
- The community benefits from a regional labor force of approximately 133,933 workers within a 10-mile radius, providing employers access to one of the strongest workforce markets in northern Colorado.
- Frederick’s economy continues to diversify, with major employment sectors including retail and restaurant services, education and healthcare, local government, construction, professional services, and logistics/distribution. The town’s strategic location along the I-25 corridor supports continued commercial and industrial growth.

DRIVE TIMES	Miles	Drive Time
Denver	28	36 Minutes
Denver International Airport	36	36 minutes
Longmont	9	16 Minutes
Fort Collins	37	42 Minutes



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Frederick, Colorado 80504



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