

OFFICE/WAREHOUSE | \$14.50/SF (NNN)



## 5978 IRIS PKWY UNIT A FREDERICK, CO 80504

FOR LEASE

- Industrial office/warehouse unit available for Lease
- Open reception area with two private offices
- Ample warehouse space with  
2 - 14'x14' grade-level overhead doors
- Two private half-bathrooms
- Close proximity to Highway 52 and  
Interstate-25

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.19.2026

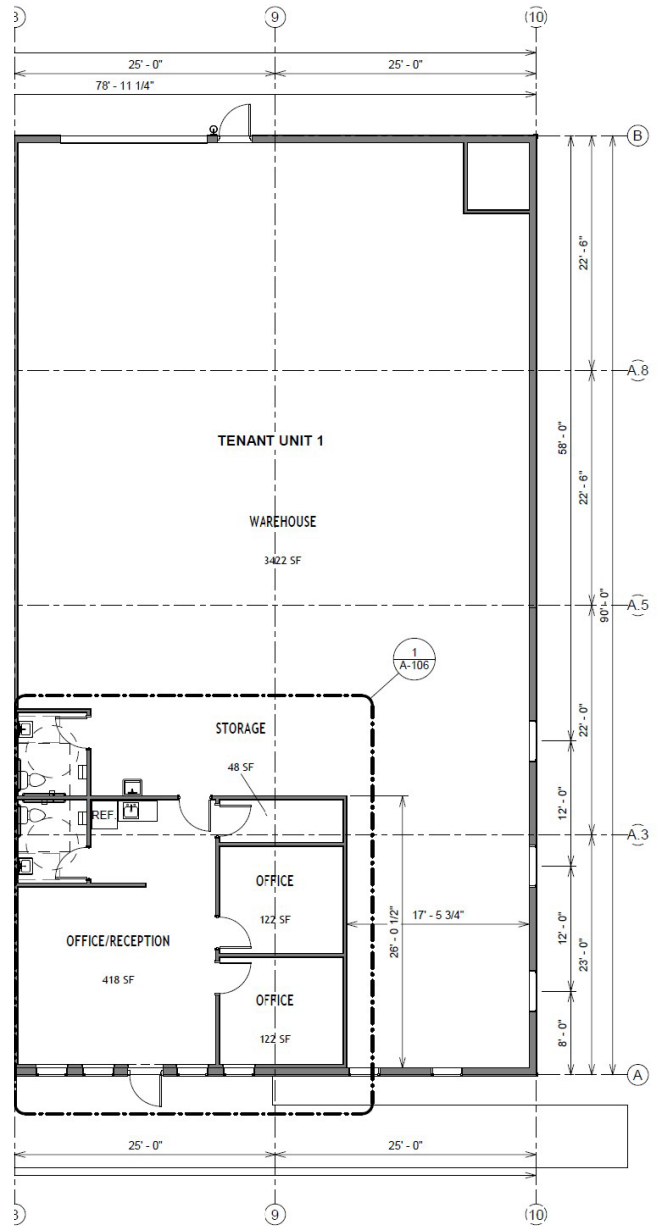
## LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$7,875.00, plus utilities
<b>Rentable SF:</b>	4,500 SF
<b>Base Rent:</b>	\$14.50/SF Annually
<b>NNN Expenses:</b>	\$6.50/SF
<b>Year Built:</b>	2025
<b>OH Doors:</b>	2 - 14' x 14' Grade-Level Doors
<b>Lease Term:</b>	3-5 Years
<b>Zoning:</b>	Industrial
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Frederick

## PROPERTY OVERVIEW

**Property:** Available for lease. Industrial office/warehouse unit. This unit features an open reception area, two private offices, a coffee/wet bar, a storage room, two half-bathrooms, and ample warehouse space with 2 - 14' x 14' grade-level overhead doors. The Total Monthly Rent is \$7,875.00, plus utilities: gas, electric, trash, internal janitorial, internet, and phone (if applicable).

**Location:** Ideally located, approximately two miles away from Interstate-25 via Highway 52, offering quick access to Denver, Fort Collins, and surrounding areas.



## CRAIG HAU

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