

FORGE X

Frederick, CO 80504



**FOR SALE, FOR LEASE
OR LAND FOR SALE**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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FORGE X



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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

FORGE X
BLDG 1

EXECUTIVE SUMMARY

Kinsey & Company Commercial Real Estate is pleased to present Forge X, a proposed Class A industrial flex development on 8.6 acres at 4700 Falcon Place in Frederick, Colorado. The project consists of four 10,000 square foot buildings, each paired with its own dedicated, fenced outdoor storage yard ranging from 0.53 to 1.15 acres. Buildings are available for sale or lease individually, in combination, or as the full 40,000 square foot park, and the land is also available for purchase outright.

Forge X is designed for businesses that need a professional front and a working yard in the back. Each building is planned with 24 foot clear height, four grade level drive in doors measuring 14 feet by 14 feet, a dedicated loading area, and parking at approximately three spaces per 1,000 square feet. High image exterior finishes, glass line storefronts, and monument signage give the park an identity that stands apart from conventional flex product, while wide 40 foot drive aisles and frontage on both Eagle Boulevard and Falcon Place provide easy truck and trailer access throughout the site.

The development will be delivered in phases beginning with Building 1, which can be completed as early as the third quarter of 2027. Because the project is still in the planning stage, ownership is willing to modify building plans, yard configurations, and interior finishes to fit the specific needs of a purchaser or tenant. This is a rare opportunity for a user to secure a purpose built facility without taking on the development itself.

Frederick sits along the Interstate 25 corridor between Denver and Fort Collins in Weld County, with Longmont 25 minutes away, Boulder and Westminster within 45 minutes, and downtown Denver under an hour. The town is in growth mode and offers fee and tax abatements, Enterprise Zone tax credits, and regional job incentives to qualifying businesses, and Agilent's \$725 million expansion nearby continues to draw life sciences and advanced manufacturing users to the area. Forge X is well suited for contractors, trades, service companies, logistics and delivery operators, manufacturers, and life sciences support functions seeking quality workspace and secure outdoor storage in Northern Colorado.

HIGHLIGHTS



- Class-A industrial / flex buildings with modern design and monument signage
- Four (4) buildings totaling 40,000 SF — 10,000 SF each
- Available as four (4) separate parcels for maximum flexibility (buy/lease individually)
- Dedicated outdoor storage with each building, ranging from .53 to 1.15 acres
- Grade-level drive-in doors and dedicated loading areas
- Wide 40' drive aisles for easy truck and trailer maneuvering
- Frontage and access on both Eagle Blvd and Falcon Pl
- Functional building-plus-yard layout ideal for contractors, trades, and service businesses needing both workspace and secure outdoor storage

An architectural rendering of a modern building with a light-colored, horizontally-slatted facade. A prominent dark, rectangular frame surrounds a section of the upper facade where the text 'FORGE X' is displayed in large, bold, black letters, with 'BLDG I' in smaller letters below it. Large glass windows with black frames are visible on the ground floor. A man in a dark suit stands on the sidewalk in front of the building, looking at a device. The sky is blue with scattered clouds. In the bottom left corner, there is a white geometric graphic consisting of overlapping triangles.

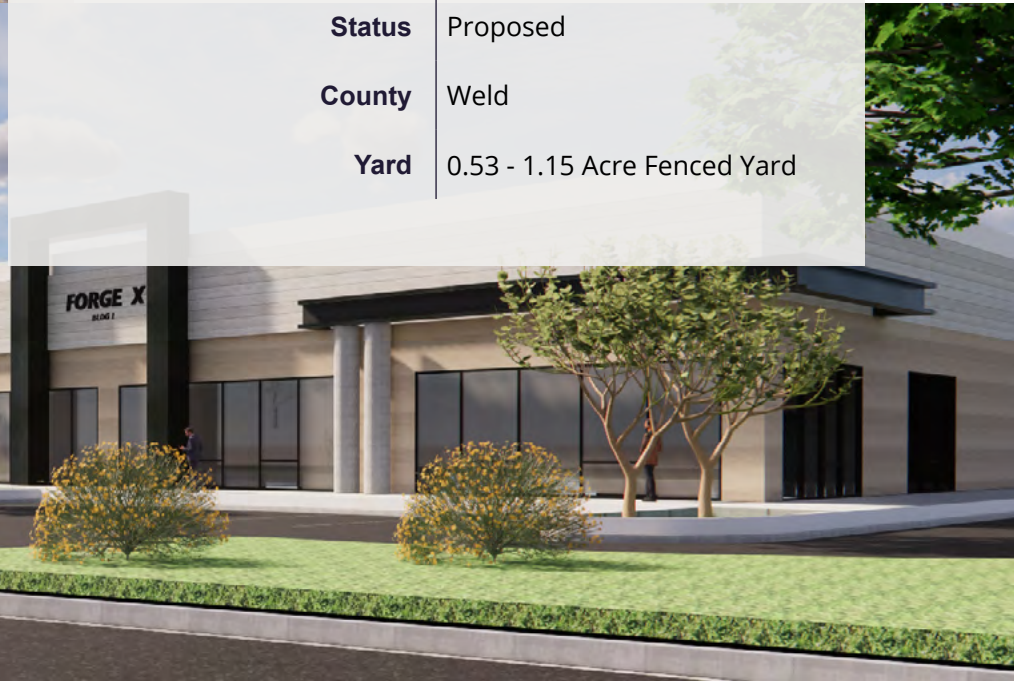
FORGE X
BLDG I

PROPERTY OVERVIEW

PROPERTY OVERVIEW



PRICING	CONTACT BROKER
Street Address	4700 Falcon Pl
City	Frederick
State	Colorado
ZIP	80504
Building I SF	10,000 SF
Building SF Options	10,000 - 40,000 SF
Total Land Size	8.6 Acres
Building Type	Industrial / Flex
Total Proposed Buildings	Up to Four (4)
Status	Proposed
County	Weld
Yard	0.53 - 1.15 Acre Fenced Yard



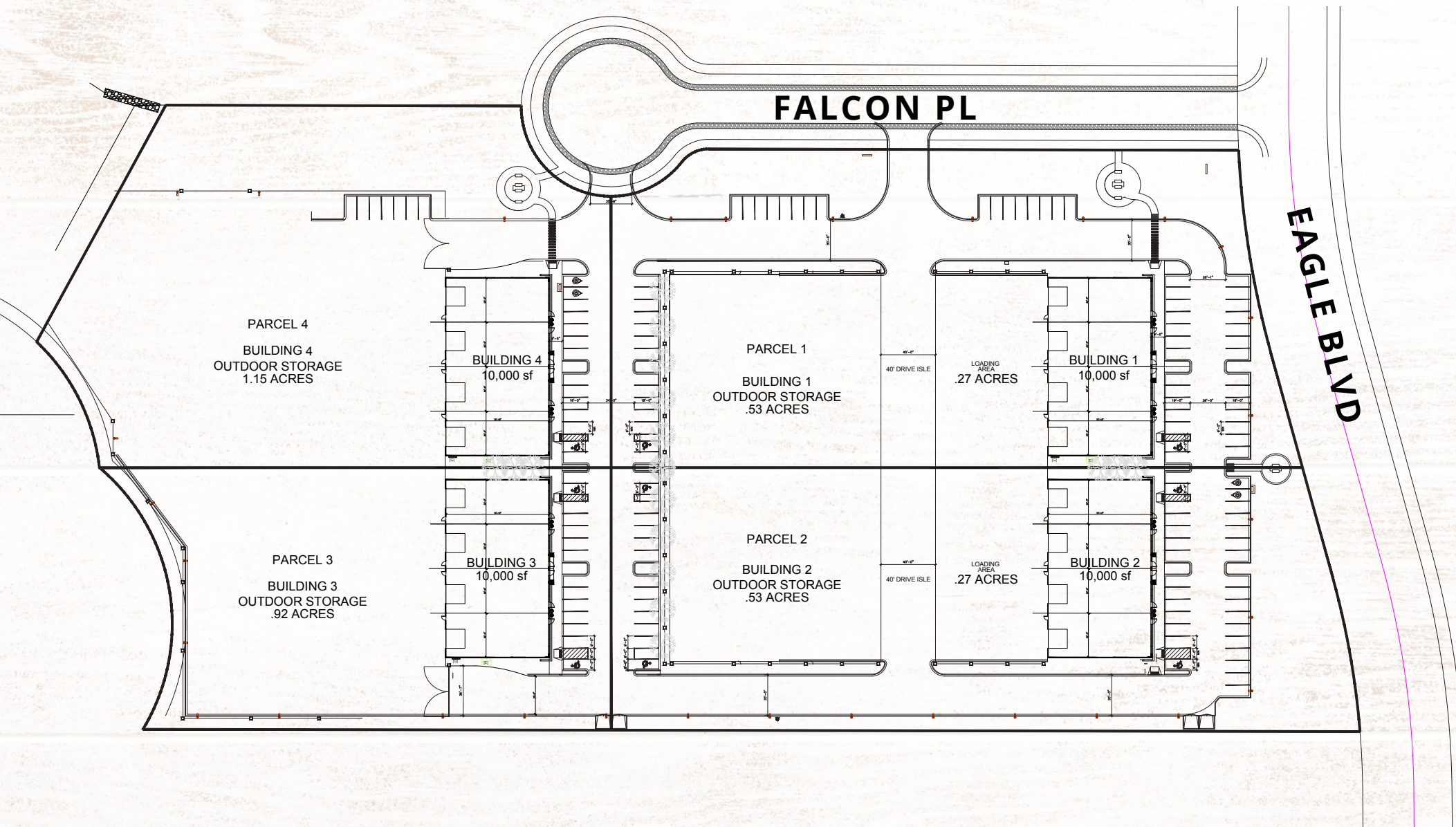
PROPOSED PROPERTY PHOTOS



CURRENT LAND PHOTOS



SITE PLAN



AREA OVERVIEW

FORGE X
BLDG 1



INCENTIVES

Frederick, CO · Weld County · Northern Colorado Region

Qualifying Industries

- Manufacturing
- Aerospace
- Distribution & Logistics
- Research & Development
- Conventional or Clean Energy
- Retail / Commercial
- Hospitality & Dining
- Family-Friendly Entertainment
- Computer Systems & Software

Qualification criteria

- Minimum \$250,000 in net new taxable investment
- Create 5+ new full-time jobs or grow workforce by 10%
- New jobs must pay at or above Weld County average wage
- Provide at least 50% employee healthcare coverage
- Be in good standing with all applicable regulatory agencies

Incentive Programs

TOWN OF FREDERICK

- Fee & tax abatement — 25% to 100%
- Applied to building permit fees, plan review, electrical fees, transportation impact fees, 2% sales tax, capital improvement fees, and tap/construction meter fees. Award tier is determined case by case.

REGIONAL (ONE NOCO / NCEA)

- Cash incentives per new job
- \$500–\$2,000 per net new primary job, based on wage level and employee residency. Available to qualifying firms bringing above-average-wage positions to the region.

REGIONAL (ONE NOCO / NCEA)

- Property tax rebate — up to 100%
- Real estate and business personal property tax rebates negotiated on a case-by-case basis — up to 100% of the levy for up to 10 years. Manufacturing equipment use tax rebates also available.

STATE OF COLORADO

- Strategic Fund — \$2,000–\$5,000/job
- Cash incentive for businesses creating net new full-time permanent jobs at or above average wages. Complements local incentives and is awarded through Colorado OEDIT.

STATE OF COLORADO

- Job Growth Tax Credit
- State income tax credit for businesses creating 20+ net new jobs at 110%+ of county average wage. Credit calculated at 50% of FICA paid on net new positions each year.

STATE OF COLORADO

- Enterprise Zone program
- Frederick falls within a Colorado Enterprise Zone — qualifying businesses may access up to 10 different state tax credits targeting job creation and capital investment in the area.

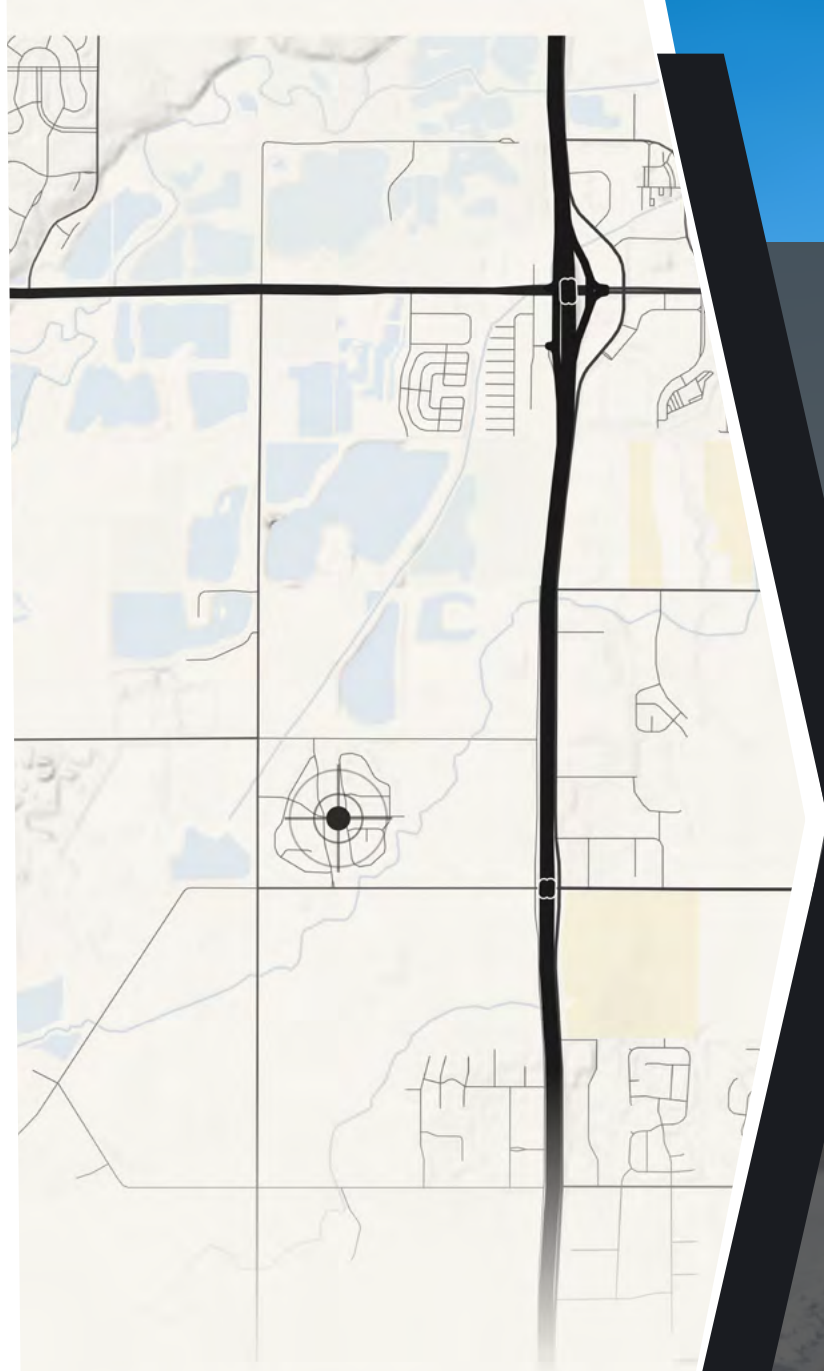
STATE OF COLORADO

- Job training grants — up to \$800/employee
- Colorado FIRST and Colorado Existing Industry programs provide customized training grants for companies locating or expanding in Colorado, administered through the community college system.

REGIONAL

- Expedited permitting & TIF financing
- Fast-track development review available to qualifying businesses. Tax-Increment Financing may also be available for infrastructure, land assembly, and public improvements tied to qualifying projects.

Incentives are discretionary and awarded on a case-by-case basis. Actual awards depend on investment size, job creation, wage levels, and negotiation with the Town of Frederick and regional economic development partners. Contact the Frederick Economic Development Department to begin the application process.



FREDERICK OVERVIEW

Positioned along Colorado's rapidly growing Front Range, Frederick offers a compelling balance of accessibility, growth, and opportunity. Strategically located between Denver and Fort Collins, the town provides businesses with the advantages of a prime logistics corridor while maintaining a business-friendly environment and competitive operating costs. Companies in Frederick benefit from proximity to a deep regional labor pool, strong infrastructure, and a collaborative climate that supports both established enterprises and emerging businesses. Frederick's location and momentum make it an increasingly attractive destination for commercial and industrial users seeking long-term growth.

Households in Frederick are characterized by strong income levels and purchasing power, supported by a growing population of professionals and families. Consumer spending is concentrated in core categories including housing, transportation, food and beverages, healthcare, and utilities, reflecting a stable and expanding residential base. These fundamentals contribute to a resilient local economy and support sustained demand for commercial and industrial real estate.

FREDERICK

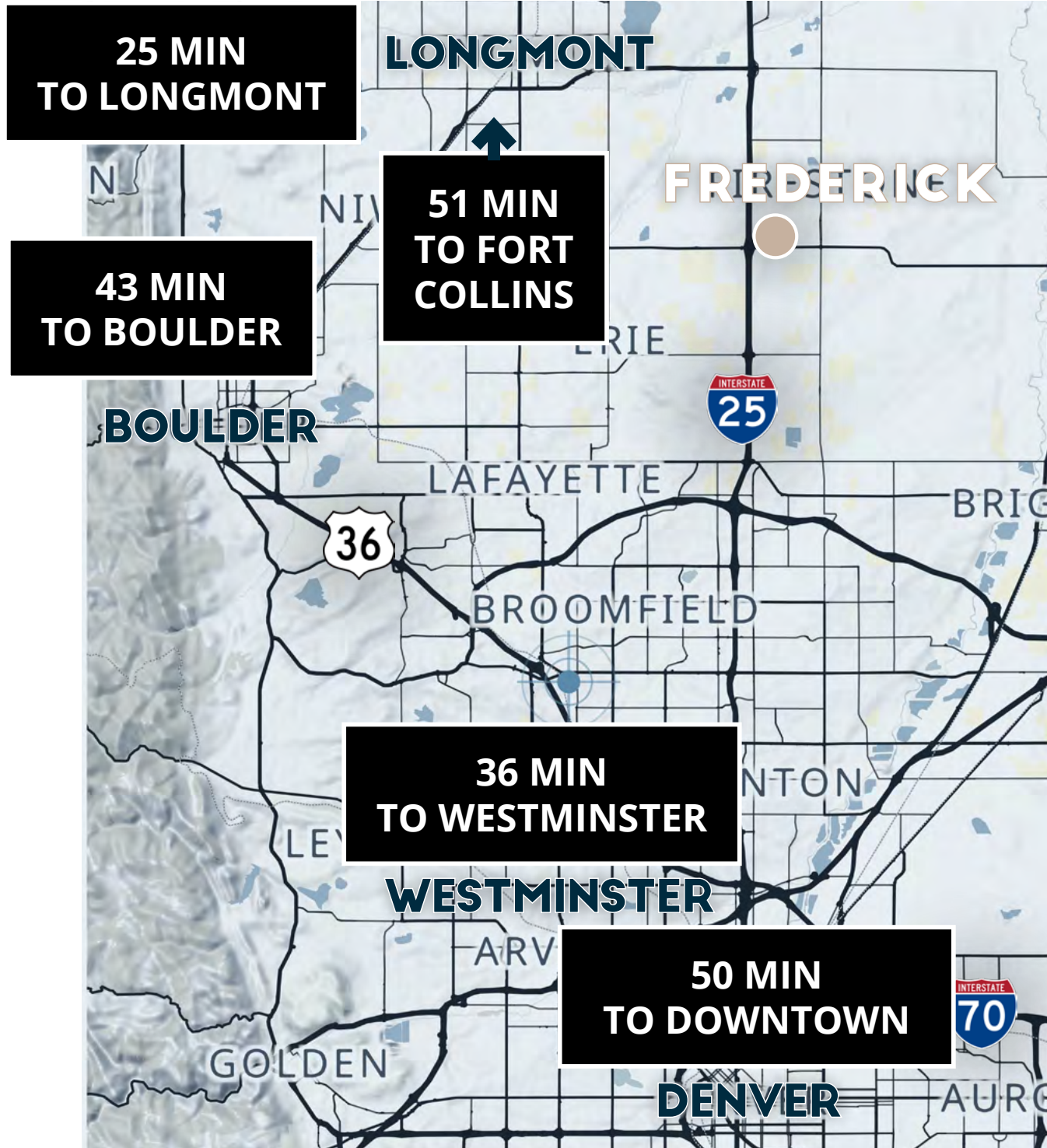
FREDERICK, CO

40.13° N, 104.99° W



AERIAL







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