

AVAILABLE FOR SALE

7501 MILLER DRIVE FREDERICK, CO 80504

TWO ACRE SITE
EXCESS LAND

PRICE REDUCTION

~~\$6,750,000~~ \$6,395,000 WITH OPTION TO PURCHASE TWO ADJACENT ACRES
FOR ~~\$550,000~~ \$450,000 SEPARATELY OR AS A PACKAGE

 CUSHMAN &
WAKEFIELD


PALMER
PROPERTIES

// PROPERTY FEATURES

- 30 Minutes to Denver, Boulder & Fort Collins
- Newer construction
- Extra ground for outside storage/expansion/additional parking/warehouse
- Large R&D/electrical lab areas
- 1 Loading Dock, 3 Drive In Doors



Building Size:	28,204 SF
Site Area:	2 acres w/ option for an additional 2 acres
Zoning Industrial District:	Overlay District PUD-O



// DEMOGRAPHICS



// FLOOR PLAN



Note: Offices can be demolish to create additional warehouse space



LOCATION MAP





**SUBJECT
PROPERTY**

**2 ACRES
EXCESS YARD**

CONTACT INFO

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