

# Industrial Office / Warehouse FOR LEASE

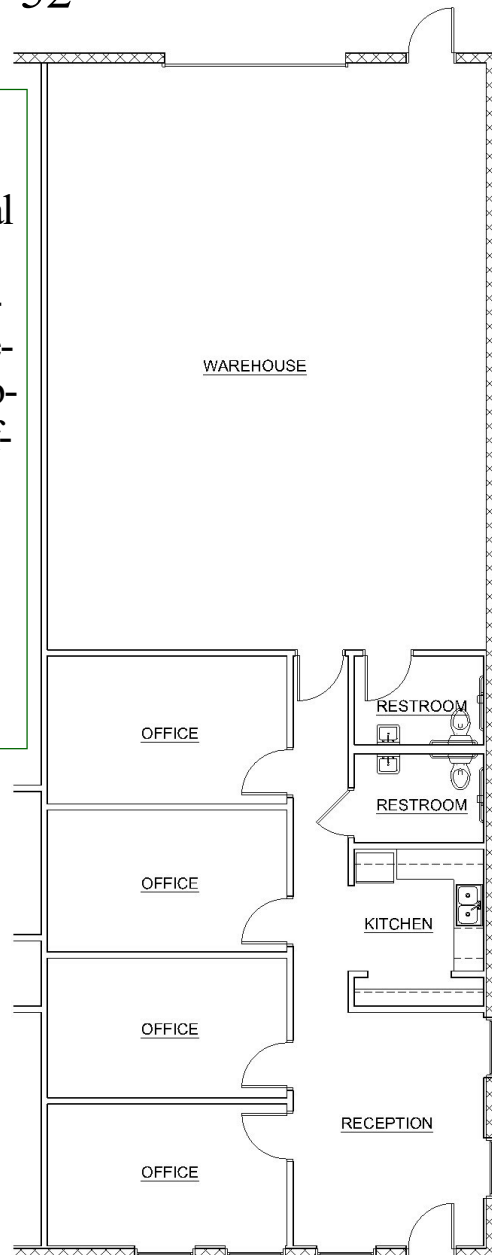
Located at I-25 and Hwy 52

**3770 Puritan Way,  
Suite A**

**City:** Frederick  
**County:** Weld  
**Zoning:** Industrial  
**Building SF:** 23,040 SF  
**Space Available:** 2,400 SF  
**Lease Term/Type:** 3 –5 years  
**Lease Rate:** \$15.00 NNN  
**Expenses/ Utilities:** \$5.10

Great access to the entire front range at the I-25 and Hwy 52 interchange, this smaller industrial space has 4 offices, Reception area, Kitchen and 2 ADA restrooms (one office and one warehouse entry). Warehouse is approximately 1,200 SF with the office area being approximately 1,200 SF.

+/-1/2 Acre of secured storage yard is also available at an additional cost.



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