

FOR LEASE

INDUSTRIAL WITH DOCK AND DRIVE IN



**3766 Eureka Way
Unit 7**

City:	Frederick
County:	Weld
Zoning:	Industrial
Space Available:	3,840
Min. Available:	3,840
Lease Term/Type:	3-5 years / NNN
Lease Rate:	\$12 NNN
Expenses:	+/- \$4.40
Ceiling Height:	19' Clear



REMARKS:

EXCELLENT LOCATION at the redone intersection of Hwy 52 and I-25 in Glacier Business Park. Currently this end Unit is 3,840 SF with approximately 340 SF of office, one dock that is currently ramped to create a drive in overhead door and one dock high door (not shown in the floorplan). This unit has 2 electric meters with abundant power.

IRWIN & HENDRICK—EAST

COMMERCIAL, LAND AND INVESTMENT
REAL ESTATE
303-833-4454 — www.irwin-companies.com

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GH
AD
X14'

Dock

Ramped
Dock

3766 EUREKA WAY
UNIT 7
3,840 SF

80'

48'

WAREHOUSE

sink

12'

OFFICE

OFFICE

22'-9"