



EAGLE BUSINESS PARK

7150 EAGLE BLVD, FREDERICK, COLORADO

New building under construction
for lease or sale.

LARGE SITE PROVIDES SITE SIZE FLEXIBILITY
BUILDING COMPLETE JULY 2016



THE PERFECT OPTION FOR A BUILDING WITH YARD REQUIREMENTS

Building area: \pm 9,800 SF (expandable)

Office: To Suit

Site Size: 2-5 acres or more

Loading: Four (4) drive-through doors

Clear Height: 18'

Zoning: Light Industrial

County: Weld County

Price: To Quote

PROPERTY HIGHLIGHTS

Zoning allows for most
industrial uses including:

- » Industrial materials storage
- » Manufacturing/assembly
- » Outside Storage
- » Paved Roads to the Site

CONTACT US ABOUT THIS PROPERTY:

MCDONALD DEVELOPMENT

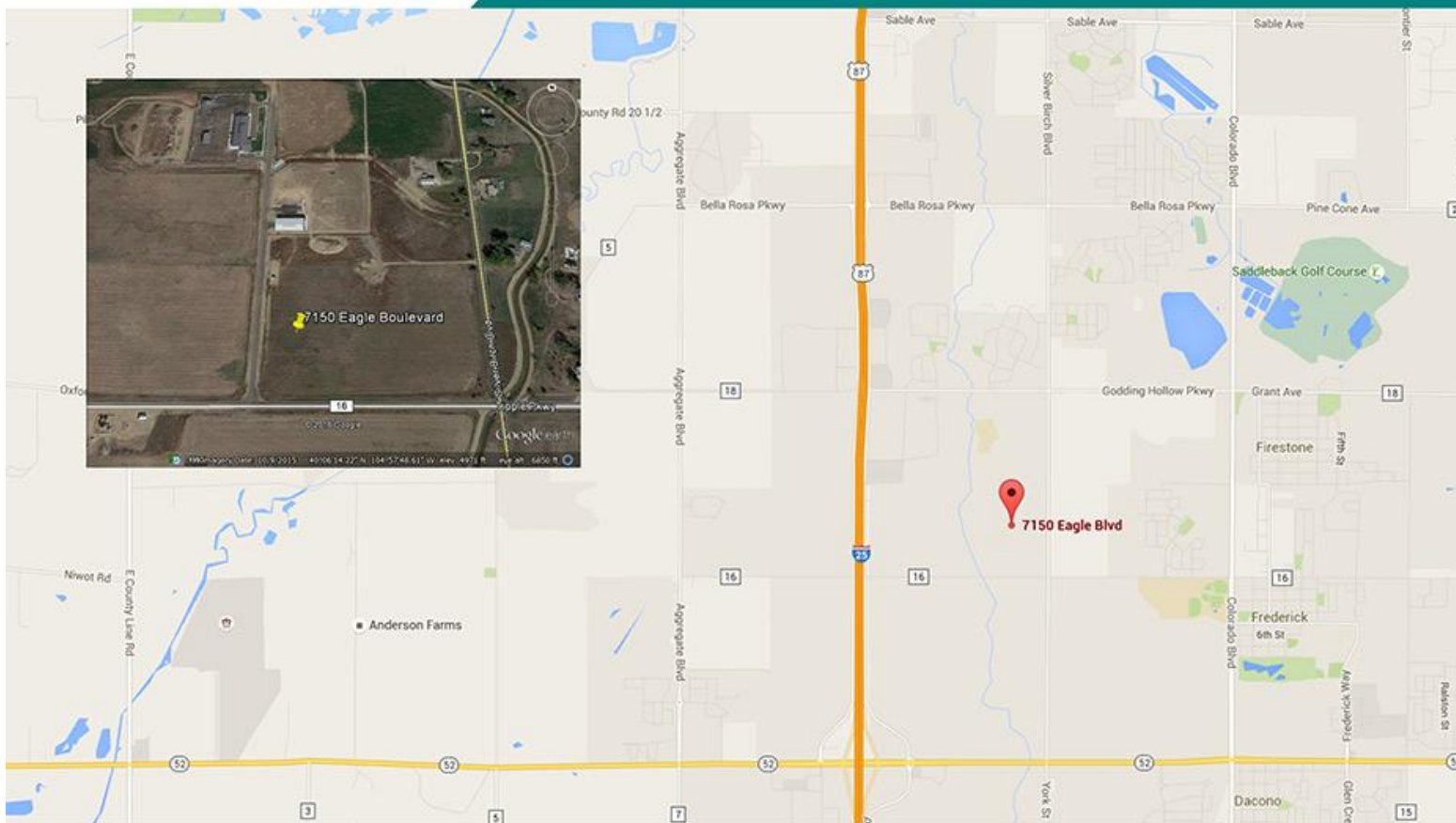
✉ curtis@mcdonalddevelopment.org ☎ 641.919.0776



EAGLE BUSINESS PARK

7150 EAGLE BLVD, FREDERICK, COLORADO

New building under construction
for lease or sale.



LOCATION HIGHLIGHTS

- » Located in Frederick, CO (very business friendly and one of the fastest growing communities in CO)
- » Strategically located near I-25 & Hwy 52
- » Minutes from I-25, 20 minutes from Downtown Denver, 25 minutes from Boulder and 30 minutes from DIA
- » Over 500,000 people within 15 minutes of Frederick
- » Highly educated workforce



Actual Building to be Built

CONTACT US ABOUT THIS PROPERTY:

MCDONALD DEVELOPMENT

✉ curtis@mcdonalddevelopment.org ☎ 641.919.0776