



# EAGLE BUSINESS PARK

EAGLE BLVD, FREDERICK, COLORADO

## SITES FOR LARGE LOT INDUSTRIAL USERS



### THE PERFECT OPTION FOR A BUILDING WITH YARD REQUIREMENTS

BUILDING AREA: ±9,800 SF (EXPANDABLE)

OFFICE: TO SUIT

SITE SIZE: 2-5 ACRES OR MORE

LOADING: FOUR (4) DRIVE-THROUGH DOORS

CLEAR HEIGHT: R8'

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:

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## LOCATION HIGHLIGHTS:

- » Located in Frederick, Co (Very business friendly and one of the fastest growing communities in Colorado.
- » 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

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