



MEADOWLARK BUSINESS PARK

5700 IRIS PARKWAY, FREDERICK, COLORADO

New building under construction
for lease or sale.

LARGE SITE PROVIDES SITE SIZE FLEXIBILITY
BUILDING COMPLETE JULY 2016

TO BE
BUILT



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 a variety of
industrial and business uses
including

- » Light industrial
- » Manufacturing/assembly
- » Outside Storage

CONTACT US ABOUT THIS PROPERTY:

MCDONALD DEVELOPMENT

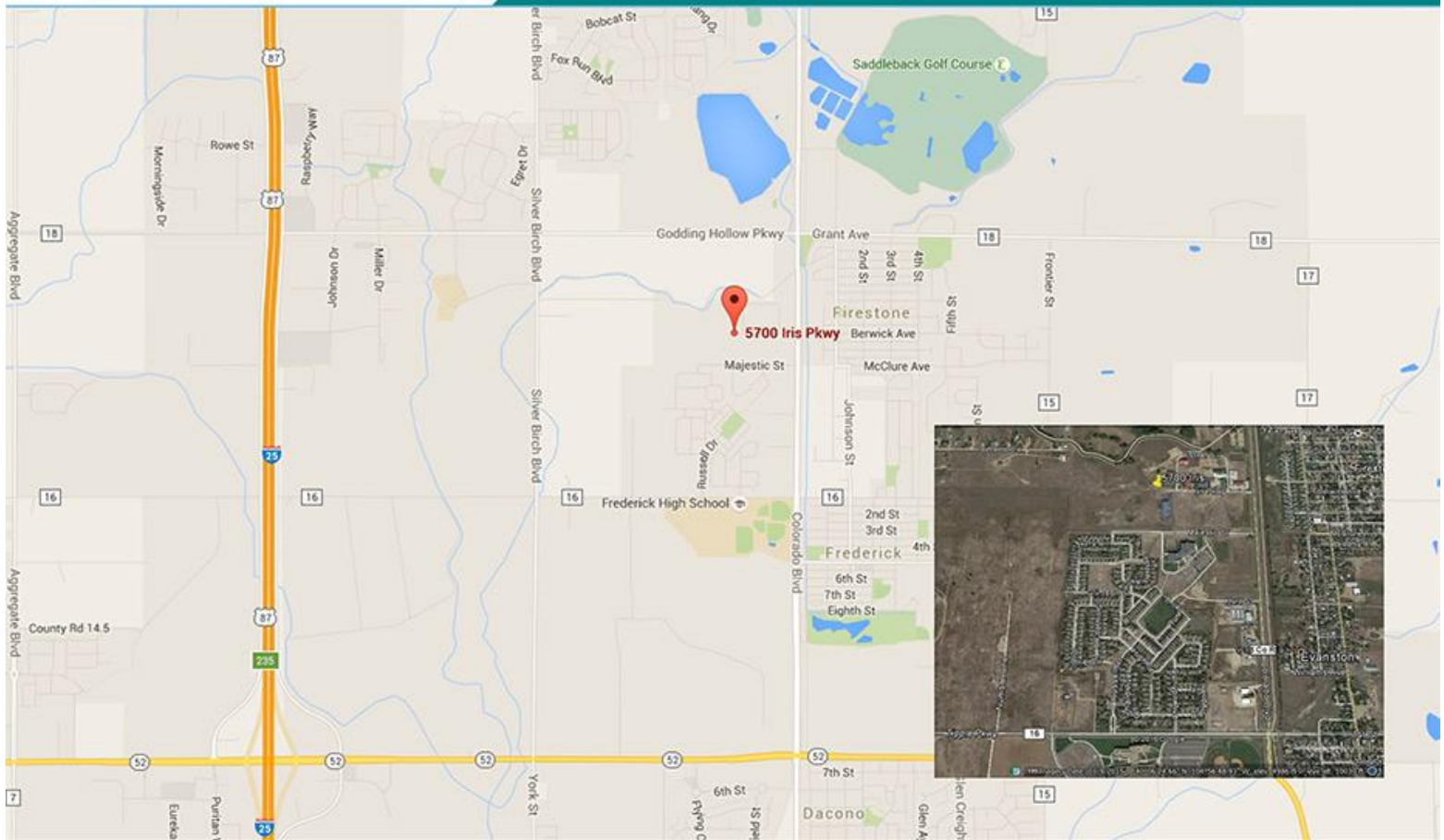
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LOCATION HIGHLIGHTS

- » 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

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