

# FOR LEASE

**Industrial Spaces at bargain rates!  
5969 Iris Parkway, Frederick, CO 80530**



**2 adjacent units in an newer, attractive building at bargain rates. Each unit has a reception area, two offices, 2 private restrooms plus large warehouse space with dock high door. Located just off Colorado Blvd in Frederick's Meadowlark Business Park. Easy access to I-25, Colorado Hwy 119, or Hwy 52.**

**Sizes:**

<b>Unit A-</b>	<b>4,251/sq ft = \$1,488/mo</b>
<b>Unit B-</b>	<b>3,563/sq ft = \$1,247/mo</b>
<b>Units A &amp; B-</b>	<b>7,814/sq ft = \$2,735/mo</b>

**Lease Rate: \$4.20/sq ft. plus utilities—no NNN expenses!**  
**\$1,488/mo (Unit A)**  
**\$1,247/mo (Unit B)**  
**\$2,735/mo (Units A&B)**

**Ken Kanemoto, CCIM  
(303)772-2222**



**Prudential  
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