

# FOR SALE or LEASE

12,065 sq ft Industrial Bldg - Owner Financing!!  
5969 Iris Parkway, Frederick, Co 80503



12,065 sq ft warehouse building divisible into 3 suites. Each suite has a reception area, two private offices, 2 private restrooms plus large warehouse space. 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. Fantastic owner financing terms with **low, low down payment.**

<b>Suite Size:</b>	Unit 1: 4,251 Sq Ft (Base rent 1,594/month) Unit 2: 3,563 Sq Ft (Base rent \$1,336/month) Unit 3: 4,251 Sq Ft (Base rent \$1,594/month) The units can be combined for 7,814 or 12,065 sq ft
<b>Lease Rate:</b>	\$4.50/ sq ft plus NNN expenses
<b>Expenses:</b>	\$1.40/sq ft
<b>Sale Price:</b>	\$795,000 (Owner will finance with very little down)

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



**Prudential**  
**Rocky Mountain, REALTORS®**

Prudential LTM Realtors, 275 S. Main Street, Longmont, Colorado 80501

The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Price, terms, and information is subject to change.

