



BENCHMARK
COMMERCIAL REAL ESTATE



3766 Puritan Way
Frederick, CO 80516

FOR SALE

*Lot Lines Approximate



PROPERTY USE

INDUSTRIAL OUTDOOR STORAGE W/ BUILDING



BUILDING SIZE

30,261 SF PER WELD COUNTY RECORDS W/ MEZZANINE



LOT SIZE

7.065 ACRES (307,751 SF)



LOT

PAVED



SPRINKLERS

WET AND DRY



ZONING

HI-FLEX (HEAVY INDUSTRIAL FLEX)



PROPERTY TAXES

\$113,362



YEAR BUILT

1999



CONSTRUCTION

STEELE



LOADING

1 DOCK, 2 DRIVE-INS 14' TALL X 23'9" WIDE



CLEAR HEIGHT

19'10" TO 21'



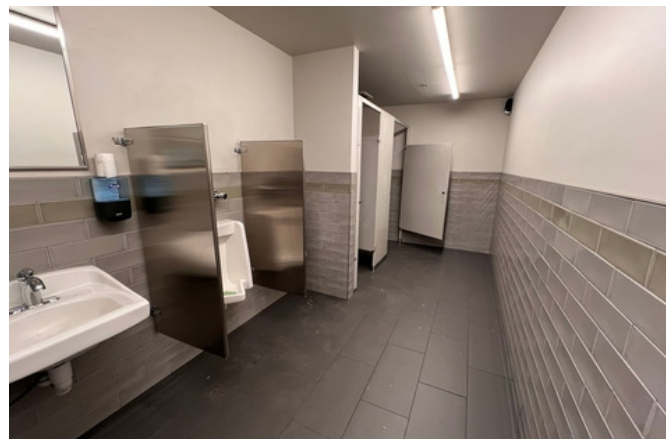
PROPERTY DESCRIPTION

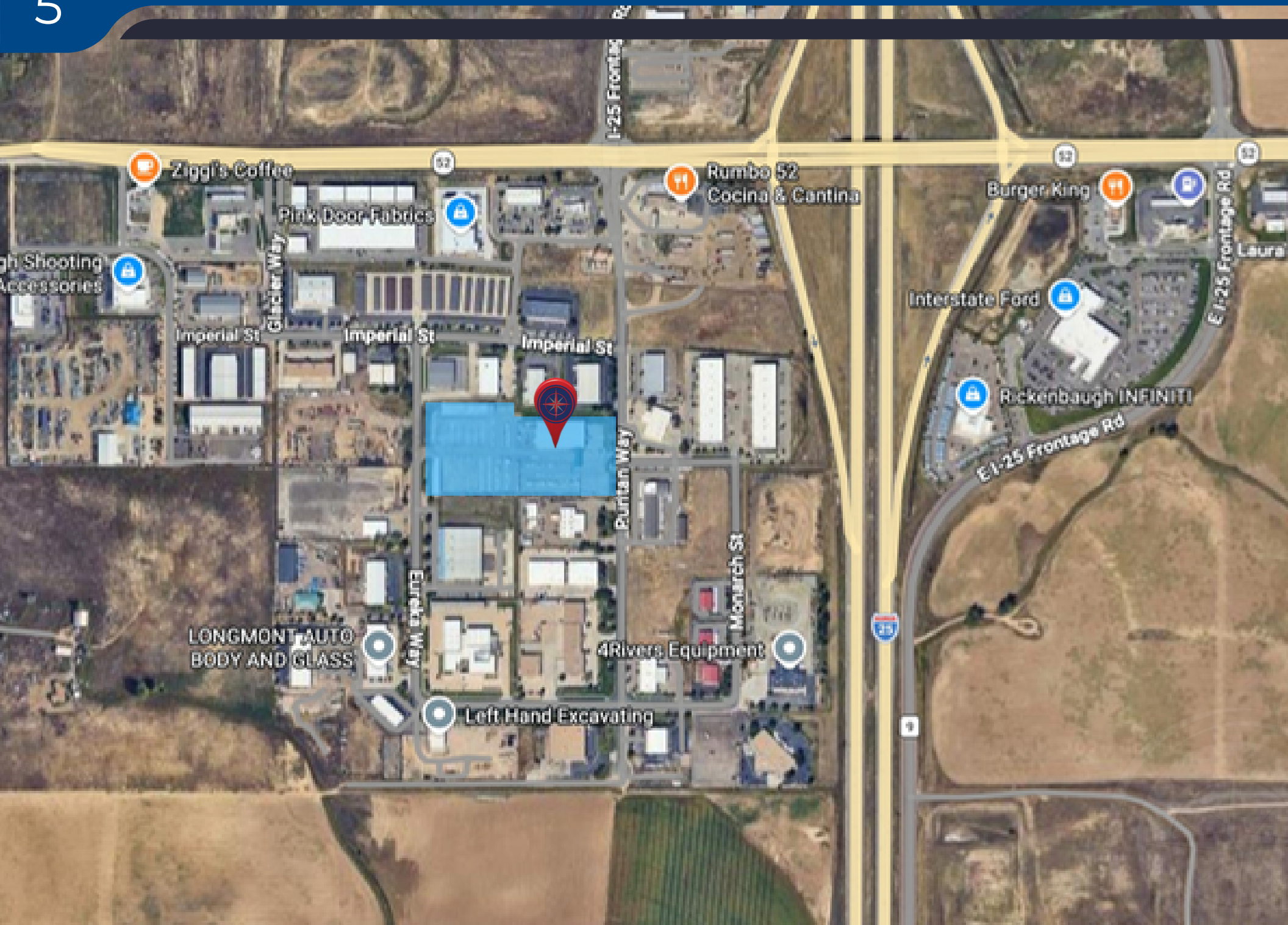
Industrial warehouse opportunity available for sale at 3766 Puritan Way in the Erie/Frederick industrial corridor. This professionally maintained industrial facility offers approximately 30,261 square feet on a 7.065-acre site, providing a versatile environment for manufacturing, warehousing, distribution, contractor operations, and a variety of industrial users. The property benefits from excellent regional connectivity to I-25, Highway 52, and the growing Northern Colorado and Denver metro markets. Positioned within one of the region's fastest-growing industrial corridors, this property presents an outstanding opportunity for owner-users or investors seeking a well-located industrial asset with long-term growth potential.



OFFICE/SHOWROOM W/ APPROXIMATE DIMENSIONS









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DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

CONTACT US



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