FOR SALE

Opportunity

4040 Kodiak Ct. Frederick CO 80504

\$3,000,000



Bear Industrial Park 13,611 SF

1.13 Lot Size

-21' Clear Height - 800 amp Electrical - 5 12'w x 16'h Drive-in doors - Built in 2007



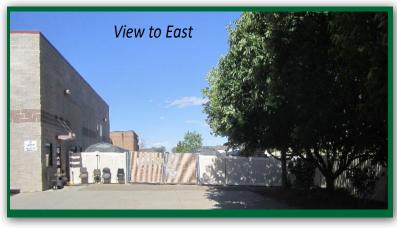
CHRIS ARMSTRONG BROKER ASSOCIATE

OFFICE: 303.996.0690 CARMSTRONG@PANORAMACOMMERCIALGROUP.COM

FOR SALE 4040 Kodiak

- Full HVAC in offices, Machine Shop, and Mezzanine
- Cross ventilation with fan in Industrial Area
- New TPO Roof in 2019 with 20 year warranty
- Large fences in yard for outdoor storage or expansion
- Low operating cost LED lights in office and industrial areas











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