

FOR SALE

OWNER/USER
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



INVESTMENT OPPORTUNITY



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