RATE
REDUCED!



OFFICE/WAREHOUSE UNITS AVAILABLE FOR LEASE

5641 IRIS PARKWAY, UNITS C & E
FREDERICK, CO 80504

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Units C and E at 5641 Iris Parkway are identical industrial warehouse/office suites available for lease within a 17,500-square-foot industrial building in Frederick, Colorado. Each unit contains 2,661 square feet and offers a flexible mix of warehouse and office space suitable for a wide range of industrial uses. Both units feature 16-foot clear height, a 14' x 14' overhead door, 3-phase power, radiant heat, and are zoned for light industrial manufacturing, making them well suited for warehouse, distribution, light manufacturing, or office/showroom users.

Lease Rate:	$14.00/SF NNN
NNN Est. Expenses:	$8.88/SF
Availability:	Unit C: Available June 1, 2026 Unit E: Available Now
Building Size:	17,500 SF
YOC:	2020

Unit C: Warehouse & Office

- 2,661 SF
- Loading: (1) 14'x14' OHD
- Power: 200 Amp, 3-phase
- Clear Height: 16'
- 2 Private Offices, 1 Restroom
- Mezzanine Space

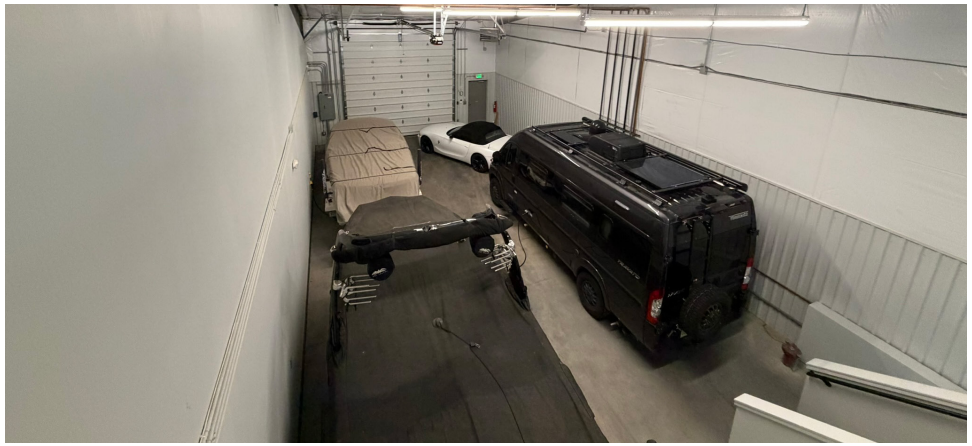
Unit E: Warehouse & Office

- 2,661 SF
- Loading: (1) 14'x14' OHD
- Power: 200 Amp, 3-phase
- Clear Height: 16'
- 2 Private Offices, 1 Restroom
- Mezzanine Space

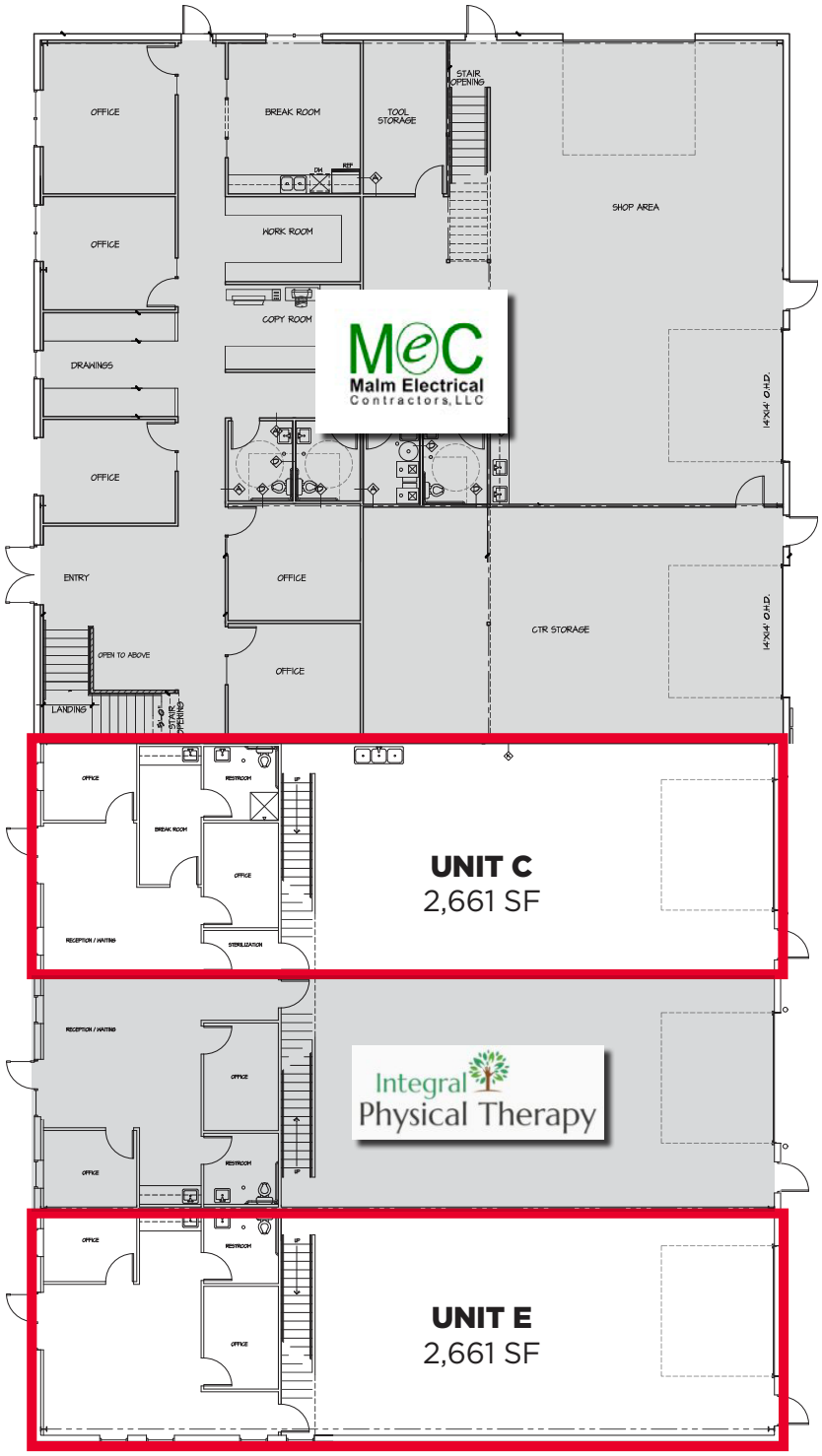











OFFICE
BREAK ROOM
TOOL STORAGE
STAIR OPENING
SHOP AREA
OFFICE
WORK ROOM
COPY ROOM
DRAWINGS
OFFICE
ENTRY
OFFICE
OPEN TO ABOVE
OFFICE
LANDING
STAIR OPENING
CTR STORAGE
14'X14' O.H.D.
14'X14' O.H.D.
MEC
Malm Electrical
Contractors, LLC
UNIT C
2,661 SF
Integral
Physical Therapy
UNIT E
2,661 SF
N

FLOOR PLAN



DEMOGRAPHICS (COSTAR, 2026)

	1 Mile	5 Miles	10 Miles
2024 Population	4,841	41,043	186,692
2029 Population Projection	6,265	54,544	205,518
Average household income	$126,118	$125,080	$128,565
2024 households	1,784	15,490	66,457
2029 household projection	2,110	18,321	72,954

CONTACT INFORMATION

TYLER MURRAY
Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TY MASHEK
Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-169596-V5