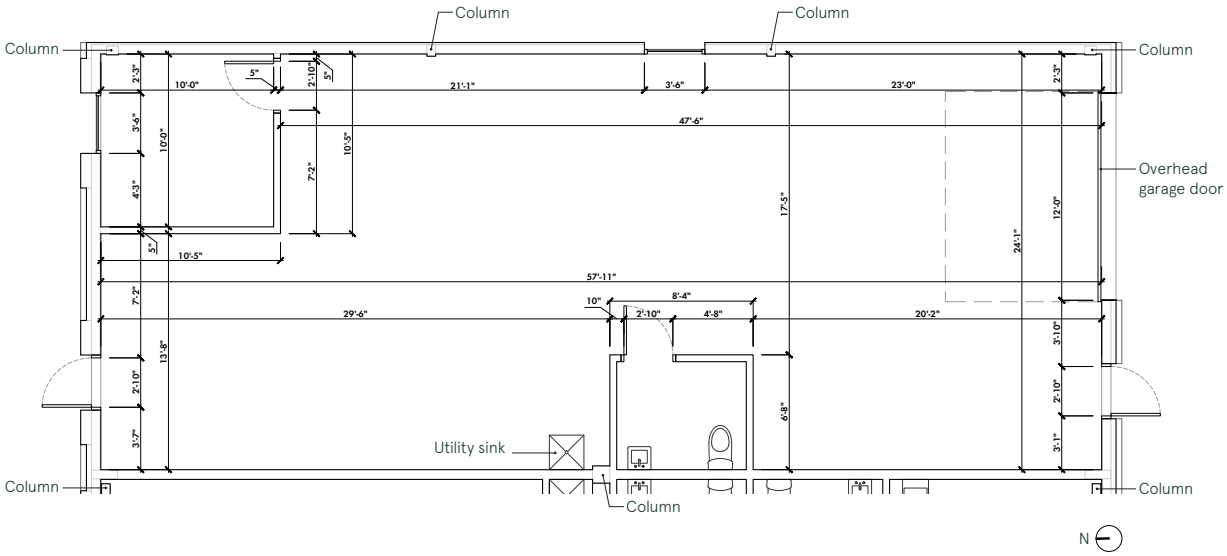
emerald
WORKSHOPS



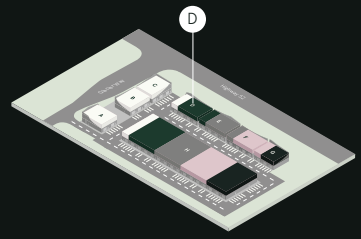
Highway 52 facing

Typical Unit Plan D4

100′ x 60′ (6,000sf)
sub-units of 25′ x 60′ (1,500sf)

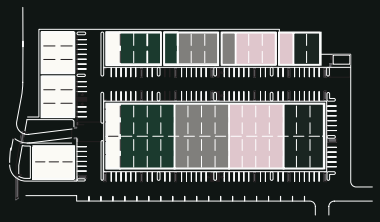
+ Optional 225ft mezzanine addition per bay
+ Individual gas, electric & water meters per bay
+ 200amp 3 phase electrical service per bay
+ 26ft high ceilings
+ Assigned parking
+ 10ft x 12ft overhead doors per bay

3D Plan



A – Glacier way facing
B – Glacier way facing
C – Glacier way facing
D – Highway 52 facing
E – Highway 52 facing
F – Highway 52 facing
G – Highway 52 facing
H – Central Building

Buildings features



emeraldWORKSHOPS.com 3504-3604 Hwy 52, Frederick, CO 80516 P. 303.444.4552 info@emeraldmanagement.net PROPERTY MANAGEMENT & LEASING BY EMERALD MANAGEMENT

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER.

This is not intended to be an offer to sell, or solicitation to buy, units to leasees of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for lease of units and no statement should be relied upon if not made in the prospectus. Depicted is an artist's rendering which is subject to change. All plans, features and specifications are subject to change without notice. All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Lease Agreement. Stated dimensions shown hereon are approximate are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of spaces set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction.