



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL BUILDING W/ YARD FOR LEASE

14444 E I-25 Frontage Rd.,
Mead, CO 80504



PROPERTY FEATURES:

TOTAL AVAILABLE: 34,240 SF

East Unit: 16,000 SF

West Unit: 18,240 SF

SITE SIZE: 3.9 AC

USABLE YARD: 2.4 AC

OFFICE SF: 4,000 (two story)

POWER: 2600amps 208v

LOADING: 3 drive-in doors
1 dock-high door
(2nd DH w/ reduced access)

SPRINKLERED: Yes

LEASE RATE: \$12/SF NNN

OPEX: \$4.85/SF



VIEW DRONE VIDEO

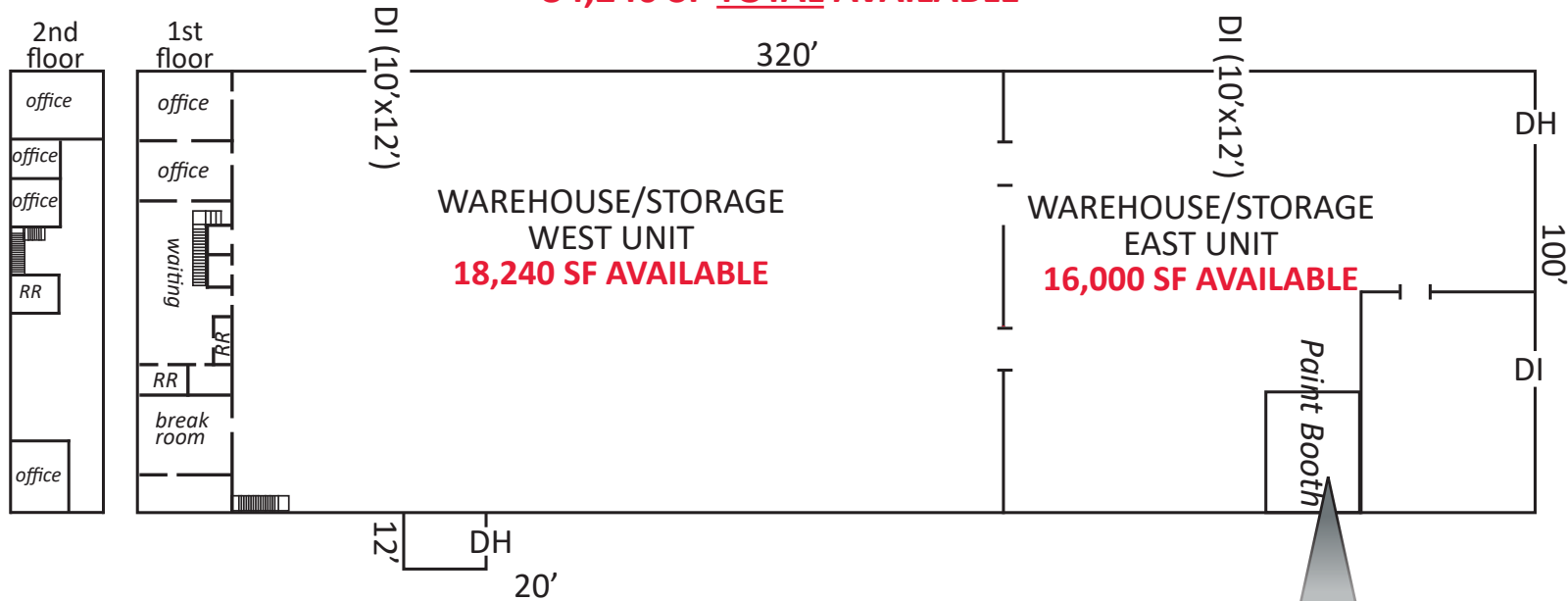


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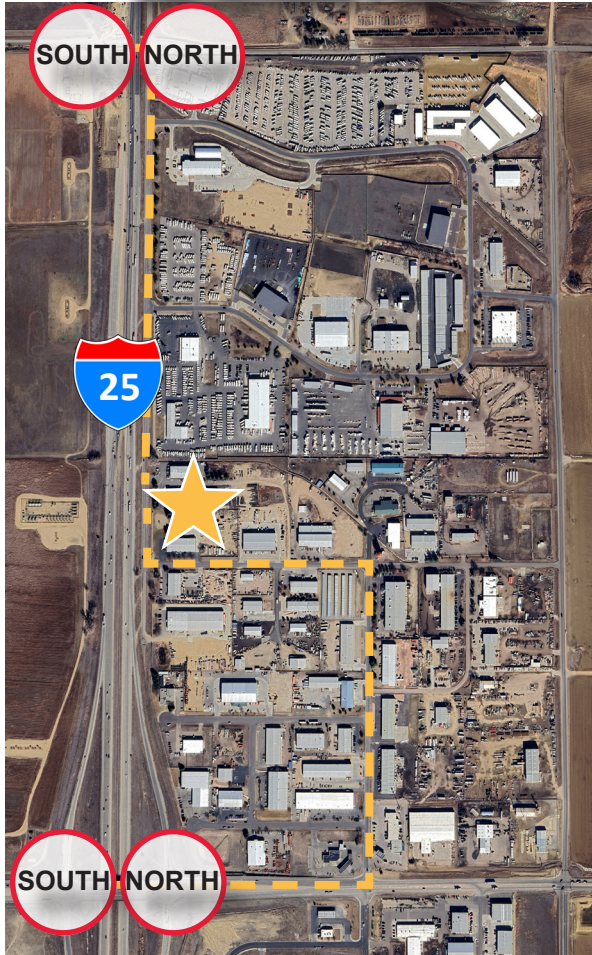


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I-25 ACCESS POINTS



PROPERTY HIGHLIGHTS:

- Radiant heat
- Climate controlled west warehouse
- Paint booth
- LED lighting
- 58 striped parking spots
- Year of construction 1990/1996
- 5-ton bridge crane
- Access to I25, neighboring coworking building. Amenities include:
 - Conference room
 - Media/studio rooms
 - Whiteboards and TV's
 - and much more



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