

# 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



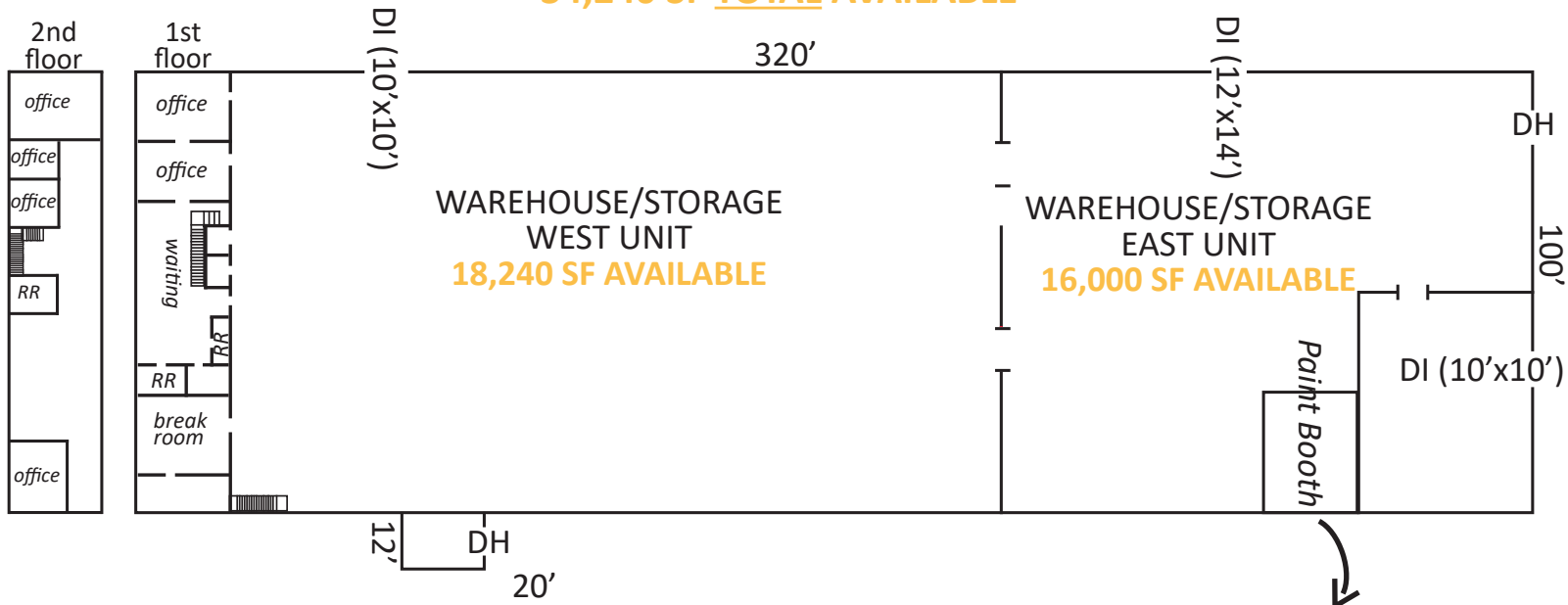
Situated directly on the I-25 Frontage Road in Mead, this property offers immediate interstate access with visibility to over 76,000 vehicles per day. Positioned between Denver and Fort Collins at the midpoint of the Front Range corridor, it provides easy reach to Longmont, Loveland, and Greeley — an ideal base for businesses serving Northern Colorado.

 **VIEW DRONE VIDEO**

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**34,240 SF TOTAL AVAILABLE**



## 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 I2five, neighboring coworking building.
- Amenities include:
  - Conference room
  - Media/studio rooms
  - Whiteboards and TV's



## I-25/ACCESS POINTS



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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