

4199 CR 28
MEAD, CO

FOR SALE OR BUILD-TO-SUIT



COUNTY ROAD 28

9.33± AC



Jake Cook

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PROPERTY FACTS

Size: 9.33± Acres

Zoning: LI (Light Industrial), Town of Mead / Weld County

PRICE: \$1,775,000 (~\$190,250/acre)

Taxes: ~\$38,751/year

Water: Little Thompson Water District

Sewer: St. Vrain Sanitation District

Power: United Power

Traffic: 250 VPD, CR 28 @ I-25 (2025)

PROPERTY HIGHLIGHTS

Direct I-25 Visibility - Frontage along County Road 28 with immediate interstate exposure.

Utilities to Site - Water, sewer, and power available at the property boundary.

Entitlement Head Start - Pre-application meeting completed with Town of Mead support; conceptual site plan available.

Flexible LI Zoning - Supports repair/service, fleet maintenance, outdoor storage, and industrial yard uses.



PRELIMINARY SITE PLAN

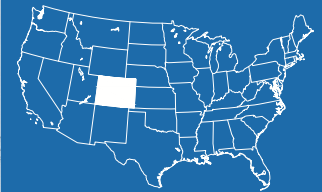


CONCEPTUAL SITE PLAN

MEAD INDUSTRIAL

MEAD, COLORADO

SITE PLAN #: SP1.1



SITE DATA:

	SE	AC
SITE AREA:	406,476 SF +/-	9.3 AC +/-
DETENTION:	16,673 SF +/-	0.4 AC +/-
NET SITE:	389,803 SF +/-	8.9 AC +/-

BUILDING AND PARKING DATA:

BUILDING 1:	15,000 SF +/-
BUILDING 2:	15,000 SF +/-
TOTAL:	30,000 SF +/-
COVERAGE:	GROSS 7.4% NET 7.7%
AUTO PARKING PROVIDED	
BUILDING 1:	25 STALLS
BUILDING 2:	25 STALLS
	17/1,000 SF

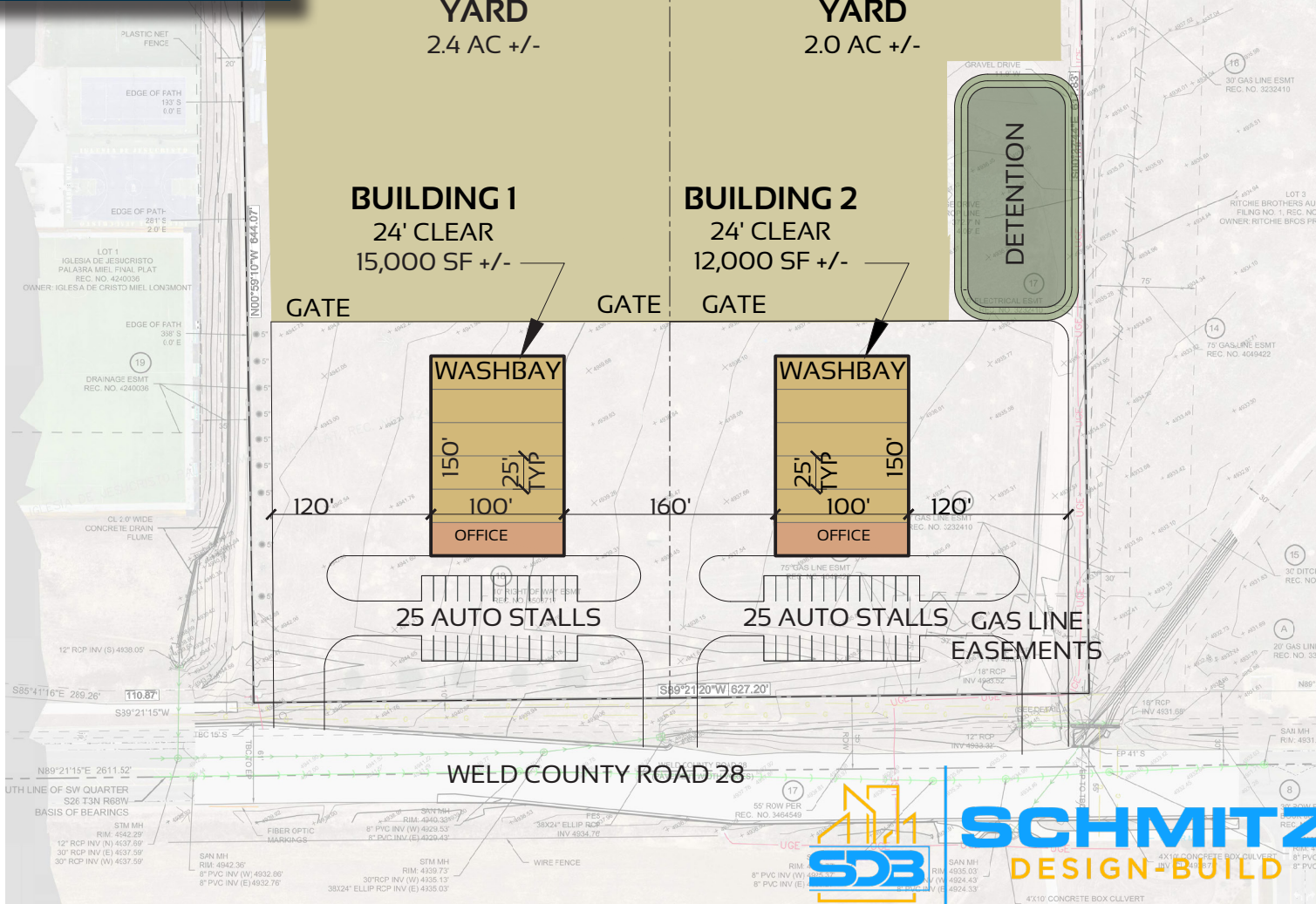
TRAILER PARKING

BUILDING 1:	0 STALLS
BUILDING 2:	0 STALLS

DRAWN BY: ROB KIESTER
April 6, 2026
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SCALE: 1" = 30'



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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