

INDUSTRIAL/FLEX SPACE FOR LEASE

4007 S. VALLEY DRIVE

MEAD, COLORADO 80504



5,000

SF of Industrial Space Available



5,000 SF FOR LEASE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

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# PROPERTY SUMMARY

4007 SOUTH VALLEY DRIVE | MEAD, CO 80504



## Property Summary

Lease Rate:	\$13.00 PSF + NNN
2026 Triple Nets:	\$5.35 PSF
Building Size:	15,100 SF
Available SF:	5,000
Year Built:	1997
County:	Weld
Zoning:	General Commercial per the Town of Mead

## Property Overview

Hard to find Industrial/Flex space for lease! 5,000 square feet at the northeast corner of the intersection of Interstate 25 and Highway 66. Excellent access to northern front range. One restroom and one office, the rest is open warehouse space.

## Highlights

Power: 200 amps, 3 phase, 208 volts per bay  
Ceiling Height: 14' with 20' in center  
One (1) 14'x12" overhead door  
Radiant Heat  
Office space  
4 reserved surface parking spaces and additional parking in rear of building  
Cost effective upgraded LED lighting  
Signage Available - Lighted Overhead and Street Facing  
Local Responsive Ownership

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# PROPERTY PHOTOS

4007 SOUTH VALLEY DRIVE | LONGMONT, CO 80504



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# AERIAL MAP

4007 SOUTH VALLEY DRIVE | MEAD, CO 80504



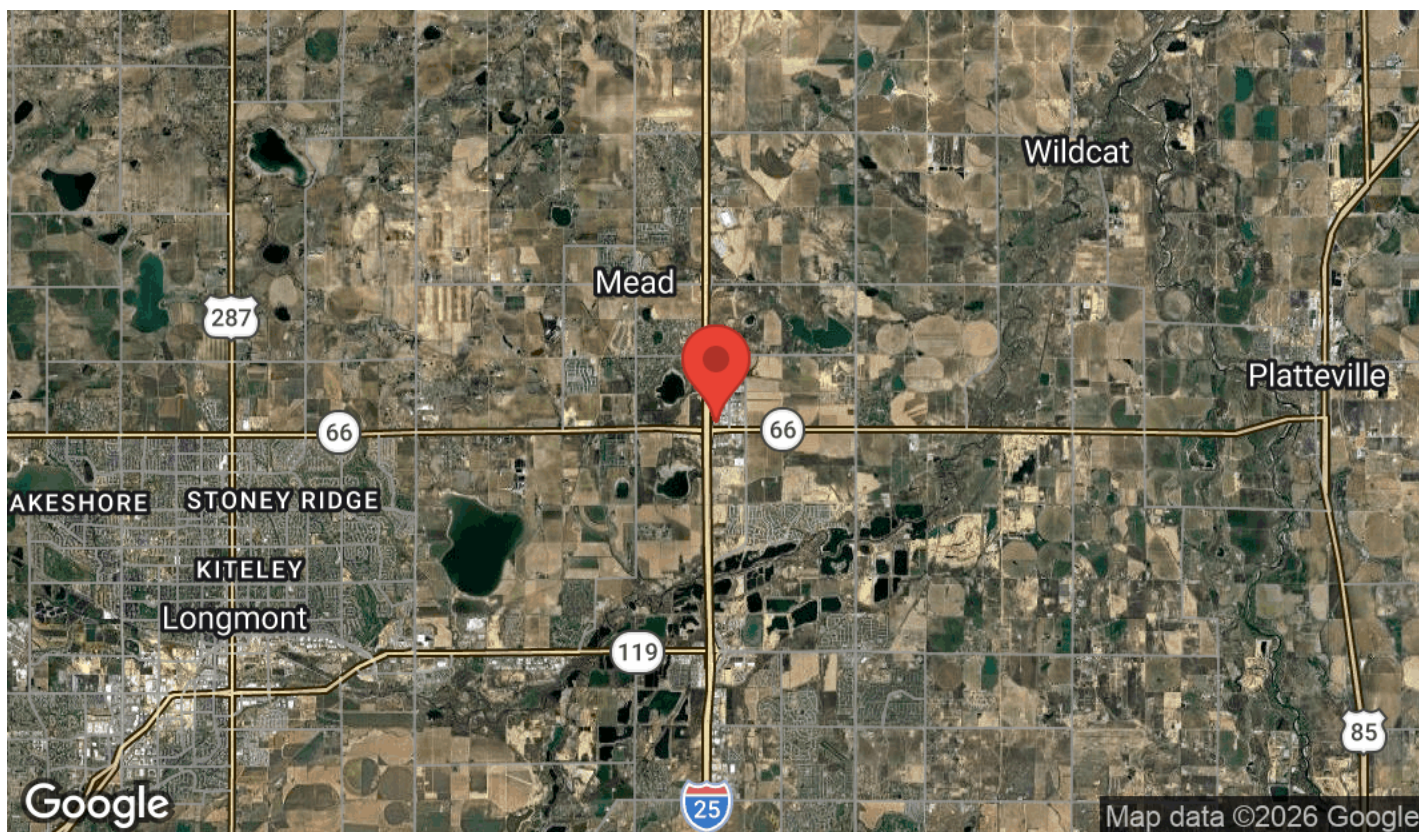
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# LOCATION MAPS

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