





HIGHLIGHTS

- Outdoor storage permitted with direct access to I-25
- Water tap at the property
- Prime for industrial development or outdoor storage
- Secured fenced lot with lighting
- Flexible leasing terms

PROPERTY INFO

Lot Size	4.0 Acres
Zoning	Light Industrial (LI)
Water District	Saint Vrain
City / County	Mead / Weld County
Power Provider	United Power
Power	3P, 120V, 250A (TBV)
Taxes (2024)	\$27,961.36
Lease Rate	\$4,000/Acre/Month NNN
Sale Price	\$1,700,000



INVESTMENT PARTNERS

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