

18,400 SF WITH 5.6 AC OF YARD FOR LEASE

# 14133 COUNTY ROAD 9.5

LONGMONT, COLORADO 80504



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18,400 SF BUILDING

County Rd 9 1/2

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**LEASE RATE: \$19.50/SF NNN**  
**RENT FOR YEAR 1: \$15.00/SF NNN**

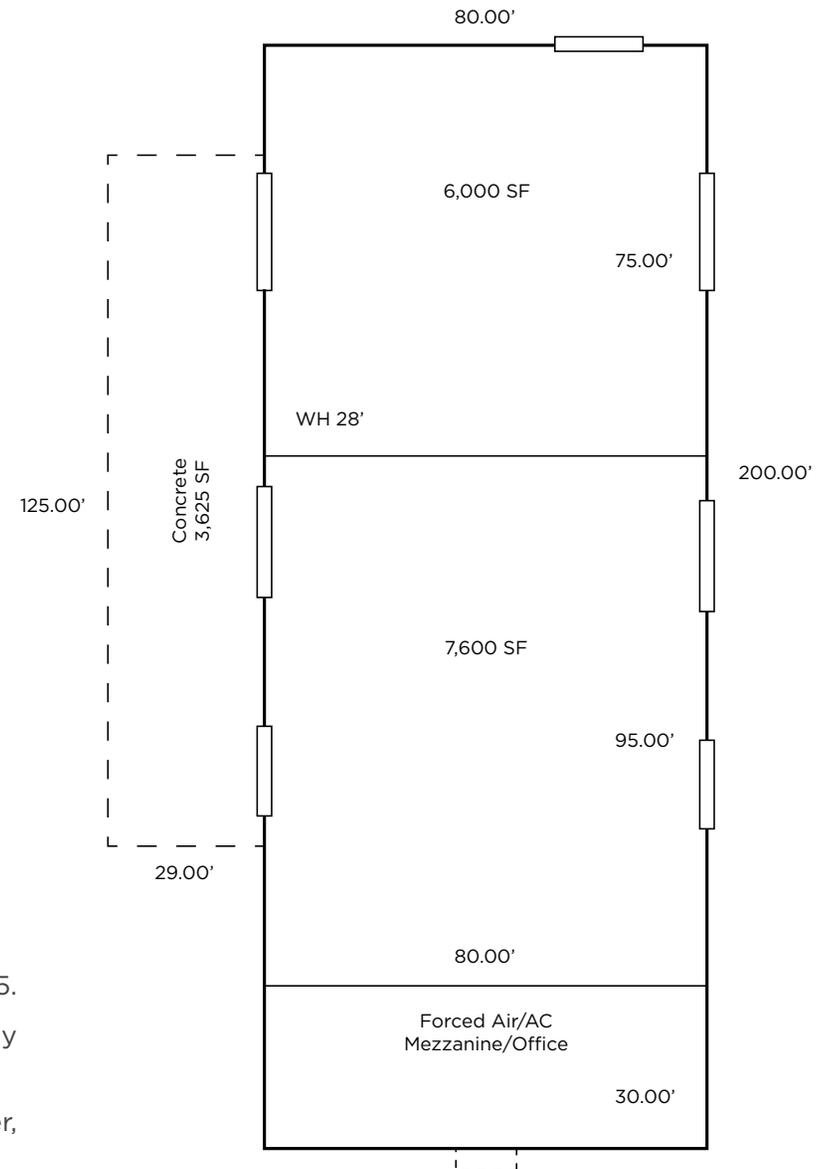
### Property Features

The property is located just under half a mile from the key interchange of I-25 and US Highway 66, positioned approximately midway between Denver and Fort Collins, Colorado.

Total SF:	18,400 SF
Warehouse SF:	13,600 SF
Mezzanine Loft/Office SF:	4,800 SF
OPEX (2024)	\$5.74/SF
Stories:	2 (office portion only—2,400 SF)
Parking Spaces:	Ample
Clear Height	30'
Drive-in Loading	Four (4) 18'x20' drive-in doors Three (3) 12'x14' drive-in doors
Lot Size:	5.6 Acres
Zoning:	Light Industrial - Mead
County:	Weld

### Property Highlights

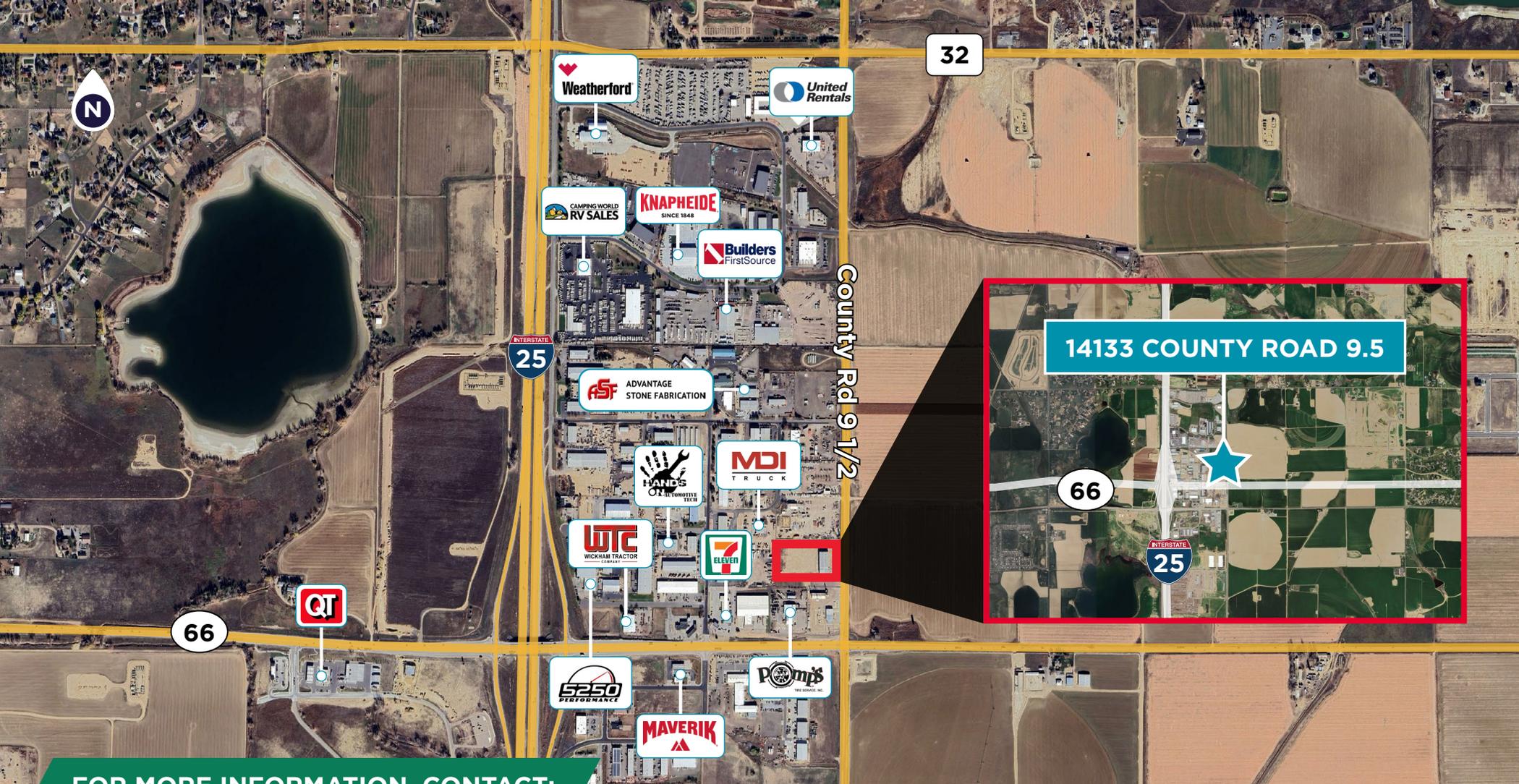
- The property is situated just under half a mile from the junction of US 66 and I-25.
- The property's prime visibility and convenient access to I-25 have consistently driven strong demand from industrial users over the past 3 to 5 years.
- The property features over five acres of secure, well-lit yard space with power, offering ample room for equipment and laydown storage.



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**FOR MORE INFORMATION, CONTACT:**

**AARON VALDEZ, SIOR**  
 Executive Director  
 +1 308 819 7333  
 aaron.valdez@cushwake.com

**TRAVIS ACKERMAN**  
 Executive Managing Director  
 +1 970 267 7720  
 travis.ackerman@cushwake.com

**ALEC RHODES, SIOR**  
 Executive Director  
 +1 303 312 4282  
 alec.rhodes@cushwake.com

**TYLER SMITH, SIOR, CCIM**  
 Executive Director  
 +1 303 312 4296  
 t.smith@cushwake.com

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