

FOR LEASE

Valley 66 Business Park

14133 Mead Street | Longmont, CO 80504



INDUSTRIAL WAREHOUSE

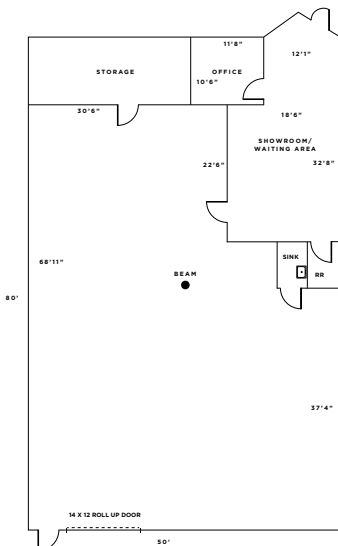


LEASE RATE: \$13/SF/NNN

NNN EXPENSES: \$4.50/SF

Available Immediately

Floor Plan



Property Features

- Unit Size** 4,072 SF
- Site Size** 43,560 SF
- Tenancy** Multi
- YOC** 1996
- Clear Height** 15' - 18'
- Heat** Radiant
- Zoning** General Commercial
- Loading** 1 (one) 12' x 14' OHD
- Yard** None
- Parking** Shared
- Comment** the interior was just painted and new carpet added into the office space.
- Sprinkled** Yes

**General Commercial
Use in the town of Mead**



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Demographics	CoStar, 2020		
	3 Miles	5 Miles	10 Miles
2020 Population	2,865	28,641	166,663
2024 Population	3,370	31,003	174,266
Pop Growth 2020-2024	4.4%	2.1%	1.1%
Average Age	39.2	38	39.3
2024 Total Households	1,252	10,825	65,106
HH Growth 2020-2024	4%	2.2%	2%

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