



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL BUILDING W/ YARD FOR LEASE

14444 E I-25 Frontage Rd.,  
Mead, CO 80504



## PROPERTY FEATURES:

**TOTAL AVAILABLE:** 34,240 SF

East Unit: 16,000 SF

West Unit: 18,240 SF

**SITE SIZE:** 3.9 AC

**USABLE YARD:** 2.4 AC

**OFFICE SF:** 4,000 (two story)

**POWER:** 2600amps 208v

**LOADING:** 3 drive-in doors  
1 dock-high door  
(2nd DH w/ reduced access)

**SPRINKLERED:** Yes

**LEASE RATE:** \$12/SF NNN

**OPEX:** \$4.85/SF



**VIEW DRONE VIDEO**



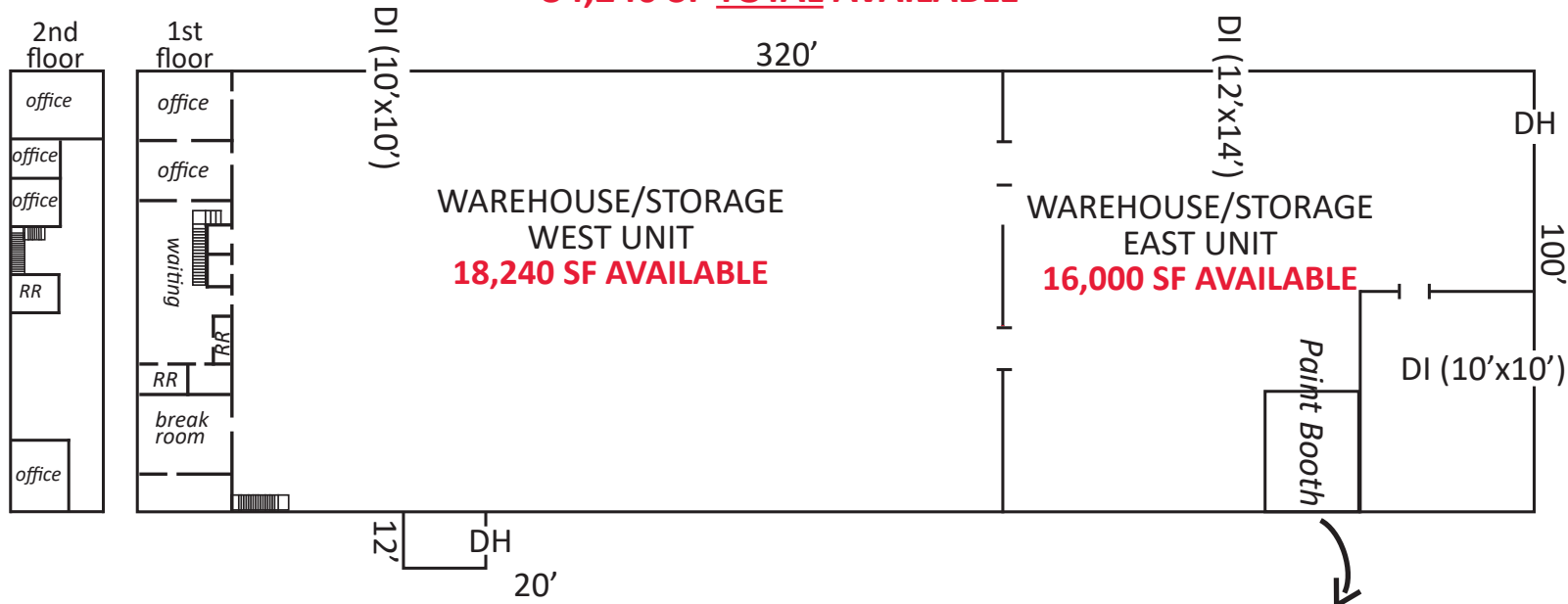


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## I-25 ACCESS POINTS



### PROPERTY HIGHLIGHTS:

- Radiant heat
- Climate controlled west warehouse
- Paint booth
- LED lighting
- 58 striped parking spots
- Year of construction 1990/1996
- 5-ton bridge crane
- Access to I25, neighboring coworking building. Amenities include:
  - Conference room
  - Media/studio rooms
  - Whiteboards and TV's
  - and much more



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1801 W. Colfax Ave.  
Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

*Point of Contact:*

**Jake Cook**

[jake@ringsbyrealty.com](mailto:jake@ringsbyrealty.com)  
(303) 892-0118

**Tom Myers**

[tom@ringsbyrealty.com](mailto:tom@ringsbyrealty.com)  
(303) 892-0115