

**Prominent corner property with 1-acre yard
Owner-User or Investment Opportunity**

4350 Highway 66 – 13655 Deere Court
Mead, CO 80504



High-traffic corner parcel

- Multi-tenant industrial building
- Just one turn off I-25, and less than a mile away
- Retail-friendly site with prominent visibility and seamless access
- 10,000 sf of warehouse space with 2,500 sf of first floor office and an additional 2,350 sf of second story office
- Three (3) 12' x 14' drive-in doors
- Sprinkled warehouse

Year Built	2000
Building Size	14,850 sf
Yard	1 acre fenced and lighted
Clear Height	18'
County	Weld
Zoning	Light Industrial (I-1)
Sale Price	Contact Broker

Get more information

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Property overview

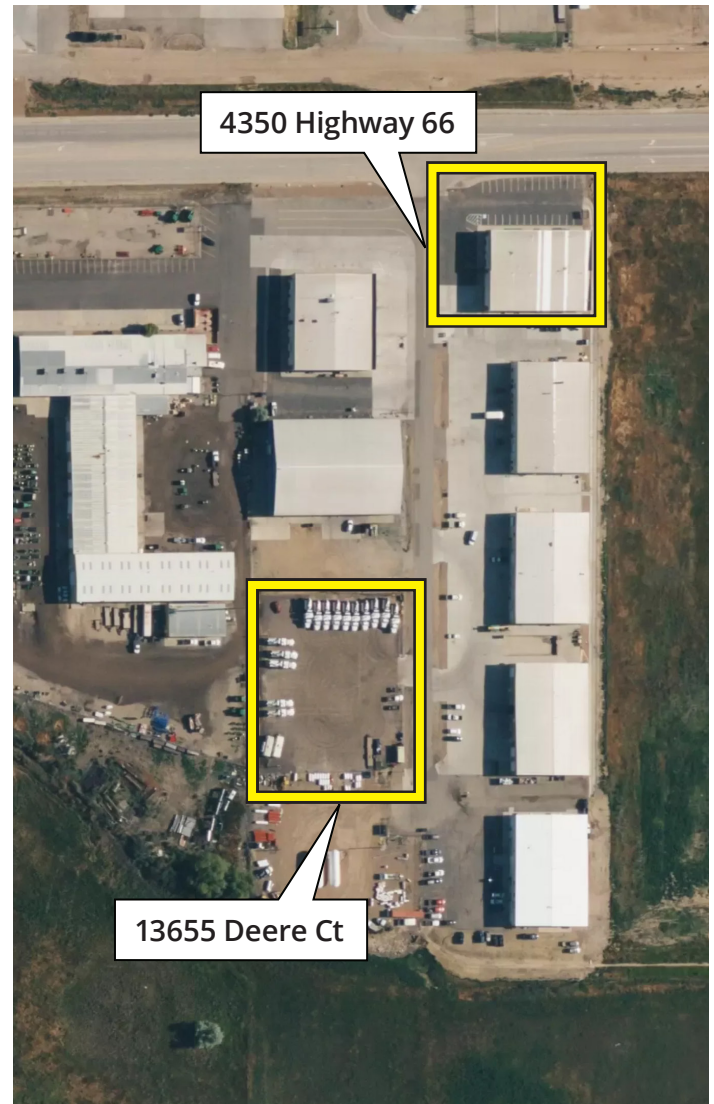
4350 Highway 66 is a functional 14,850 square foot multi-tenant industrial building, strategically located one-turn off of I-25 and fronting Highway 66 in Mead, CO. This property is ideal for an owner/user.

The property offers up to 10,000 sf of warehouse space with 2,500 sf of first floor office and an additional 2,350 sf of second story office. The warehouse portion offers multiple 12'x14' drive-in doors, 18' clear height and amazing Highway 66 visibility and access.

Currently, the property is divided into three units that are separately metered for electricity and gas, allowing a new owner-user the ability to occupy all 14,850 sf or occupy a portion of the property and lease out the remainder for additional income.

This property also includes a 1-acre yard (13655 Deere Court), which is fenced, secured and lighted, offering additional storage and potential building space.

There is +12,000 daily car volume on Hwy 66.

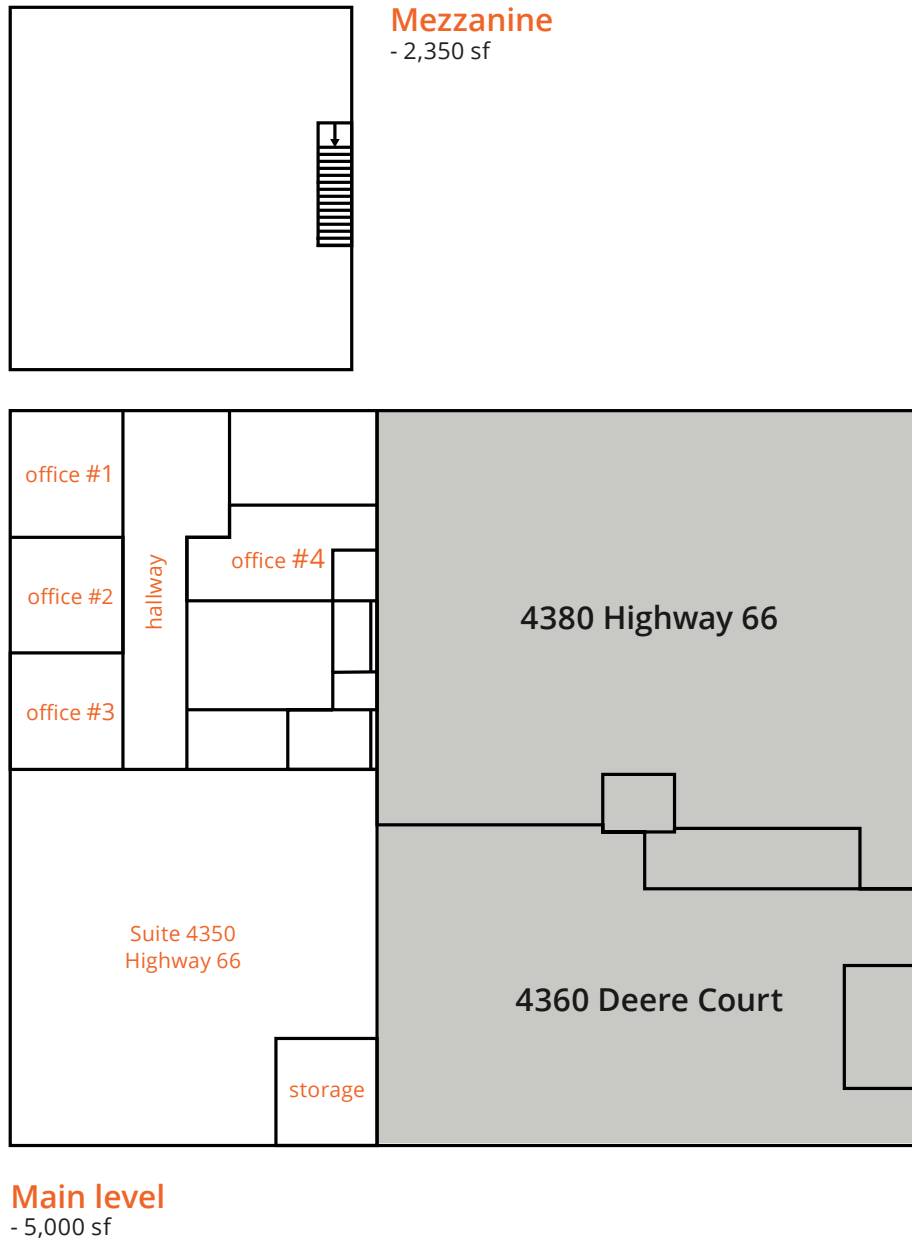


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Floor plan



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Premier business corridor

- I-25 is the most traveled North-South corridor in Colorado, connecting three of the most populated cities in the state (#1-Denver, #2-Colorado Springs and #4-Fort Collins).
- Notable companies staking significant investments in the area include FedEx Freight, UPS, Home Depot, The J.M. Smucker Company and McLane Company.



8.5% projected population growth (2023-2028) within a 5-mile radius



31% of the population is comprised of skilled labor within a 10-mile radius



\$126k is the average household income within a 5-mile radius

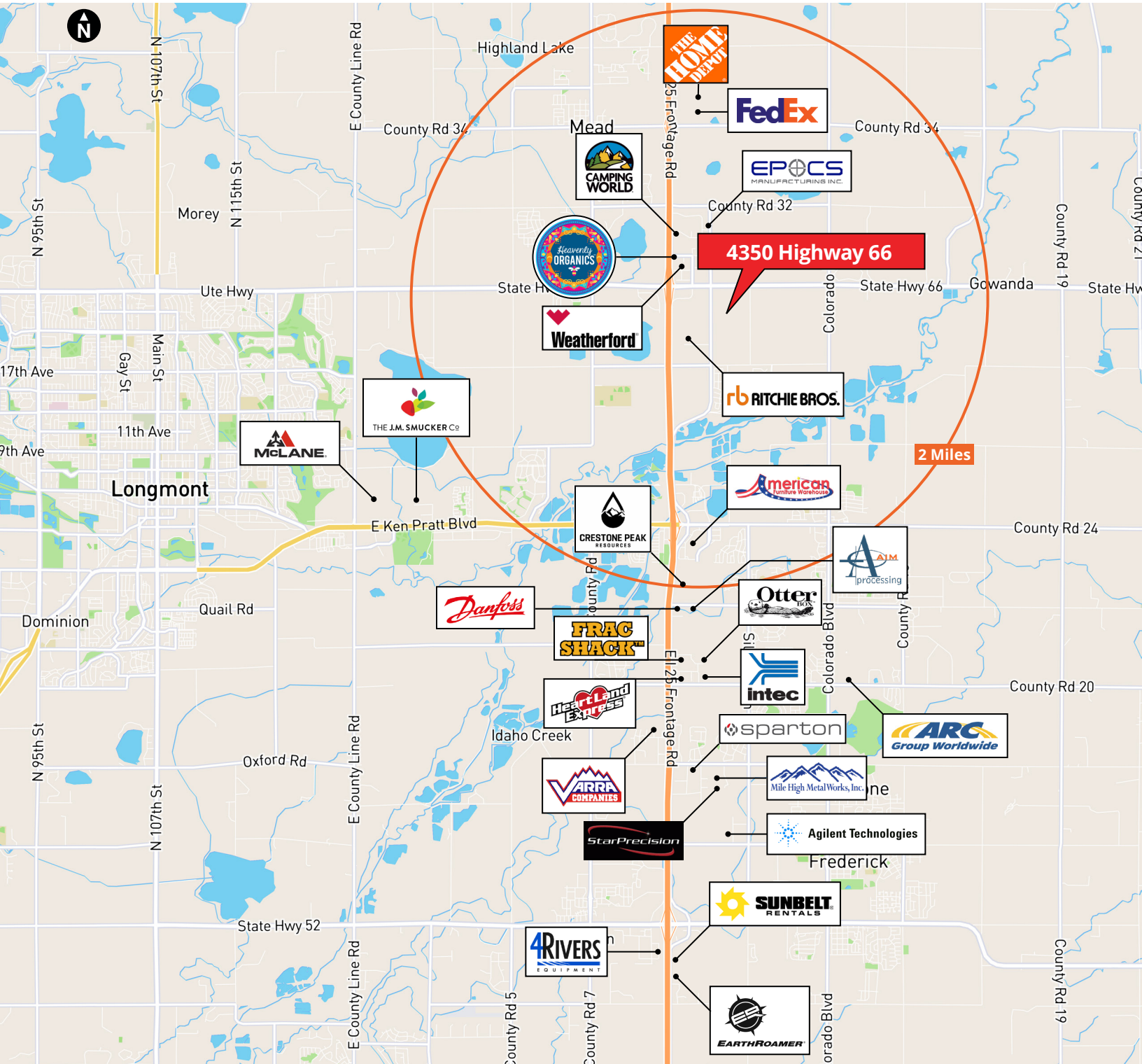
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