

INDUSTRIAL SPACE WITH YARD

# FOR LEASE

14469 Mead Ct., Longmont, CO 80504



## PROPERTY HIGHLIGHTS

**This industrial space in East Longmont is ideal for a variety of businesses.** Recent upgrades include multiple new furnaces and new lighting. Each space is well cared for and ready for your business needs.

- 200 - 400 amps of power, ideal for many industrial uses.
- Multiple 12'h x 12'w drive-in doors for easy material and equipment access.
- Secured Yard Storage
- Access to Rise Broadband and CenturyLink DSL.
- Generous parking ratio makes it easy to accommodate employees and customers.

Contact us today to schedule a tour and discover how this property can perfectly fit your business.

Unit C	4,500 SF
Lease Rate	\$12.00/RSF NNN
Expenses	\$6.55/RSF
Zoning	Industrial
Parking	1.6 / 1,000 SF
Loading	2 Drive-in doors
Clear Height	18'



200 - 400 Amp  
electrical



(2) 12'x12'  
Overhead Doors



18' Ceilings

FOR  
MORE  
INFORMATION



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## UNIT C PHOTOS



For a complete disclaimer, please see page one of this brochure.

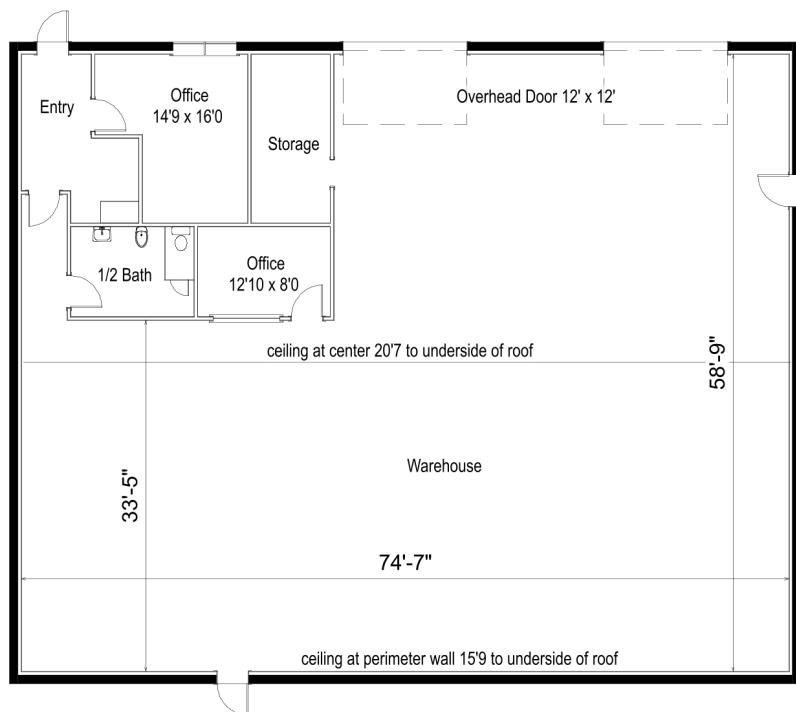
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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## UNIT C FLOOR PLAN



### TRAVEL TIMES

DENVER	40 MINUTES
DENVER INTERNATIONAL AIRPORT	30 MINUTES
FORT COLLINS	35 MINUTES
BOULDER	40 MINUTES

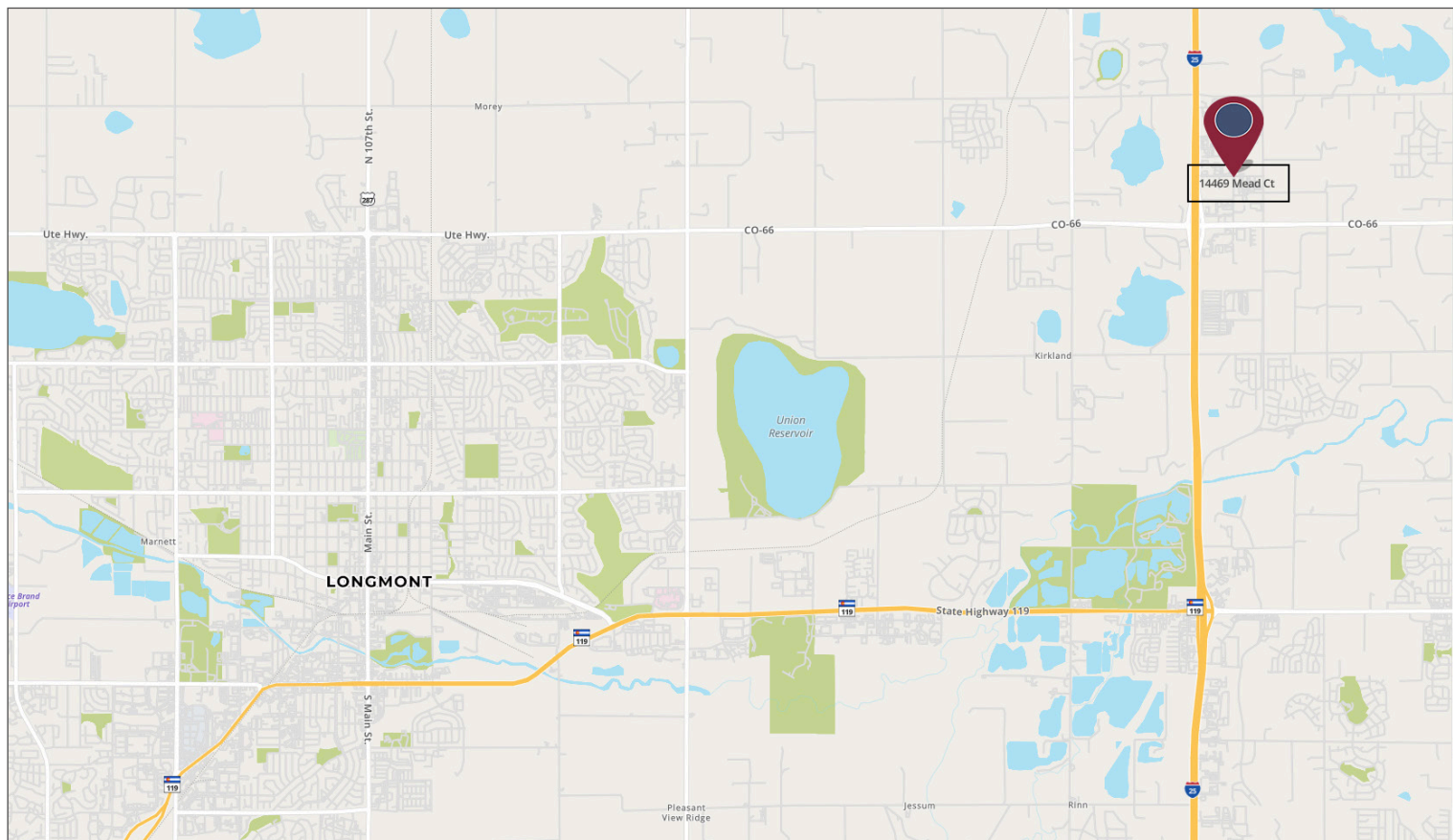
### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
3,183	38,720	175,926

### AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$128,257	\$123,031	\$107,088

## PROPERTY LOCATION



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