

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. With 200 - 400 amps of power, it's ideal for many industrial uses. Take advantage of the multiple 12'h x 12'w drive-in doors for easy material and equipment access. A generous parking ratio makes it easy to accommodate employees and customers. Access to Rise Broadband and CenturyLink DSL. Don't forget about your included SECURED YARD STORAGE! Contact us today to schedule a tour and discover how this property can perfectly fit your business.


Unit A/B – 4,500 SF - Newly Remodeled with new LED lights, heaters, flooring, and paint. Approx 15-20% office. Layout similar to Unit C (depicted below but with one overhead door).

Unit C – 4,500 SF - Turn-key classic industrial warehouse with minimal office space. New Furnace and Lighting. See Attached Floorplan. Available April 1, 2024 (Potentially Earlier).

Unit A/B	4,500 SF
Unit C	4,500 SF
Total Available	4,500 - 9,000 SF
Timing	Unit A/B: Immediately Unit C: April 1, 2025
Lease Rate	\$12.00/RSF NNN
Zoning	Industrial
Parking	1.6 / 1,000 SF
Lease Term	3+ years

200 - 400 Amp
electrical

(2) 12'x12'
Overhead Doors

18' Ceilings

**FOR
MORE
INFORMATION**



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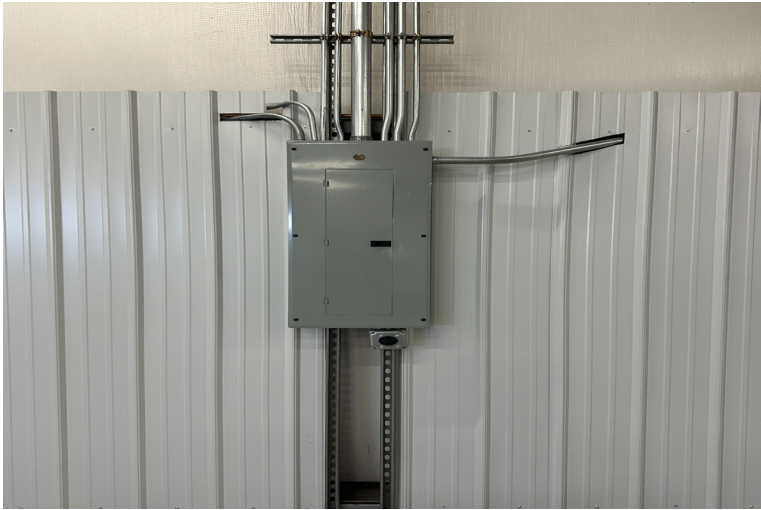
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UNIT A/B PHOTOS



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

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UNIT C PHOTOS



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

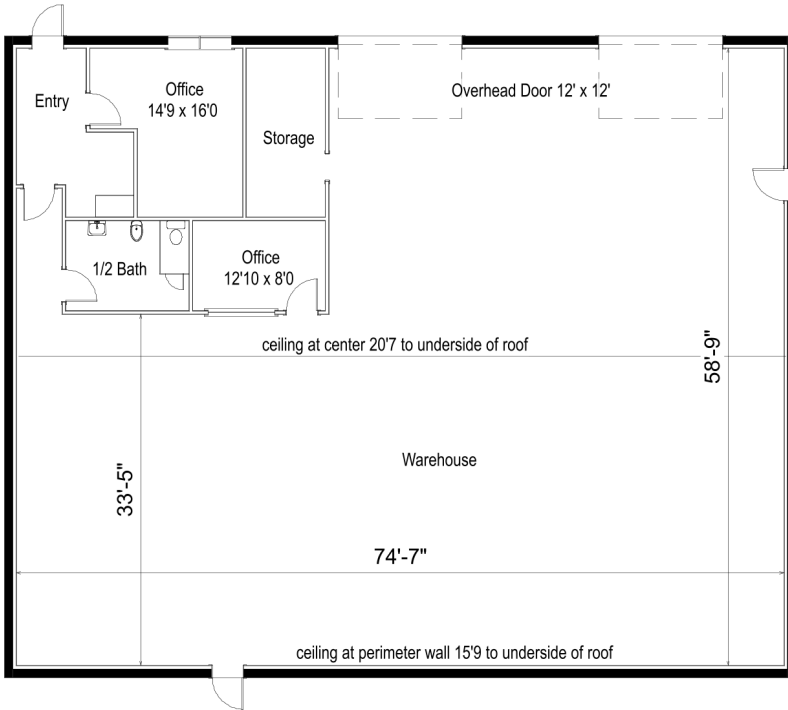
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UNIT C FLOOR PLAN



TRAVEL TIMES

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

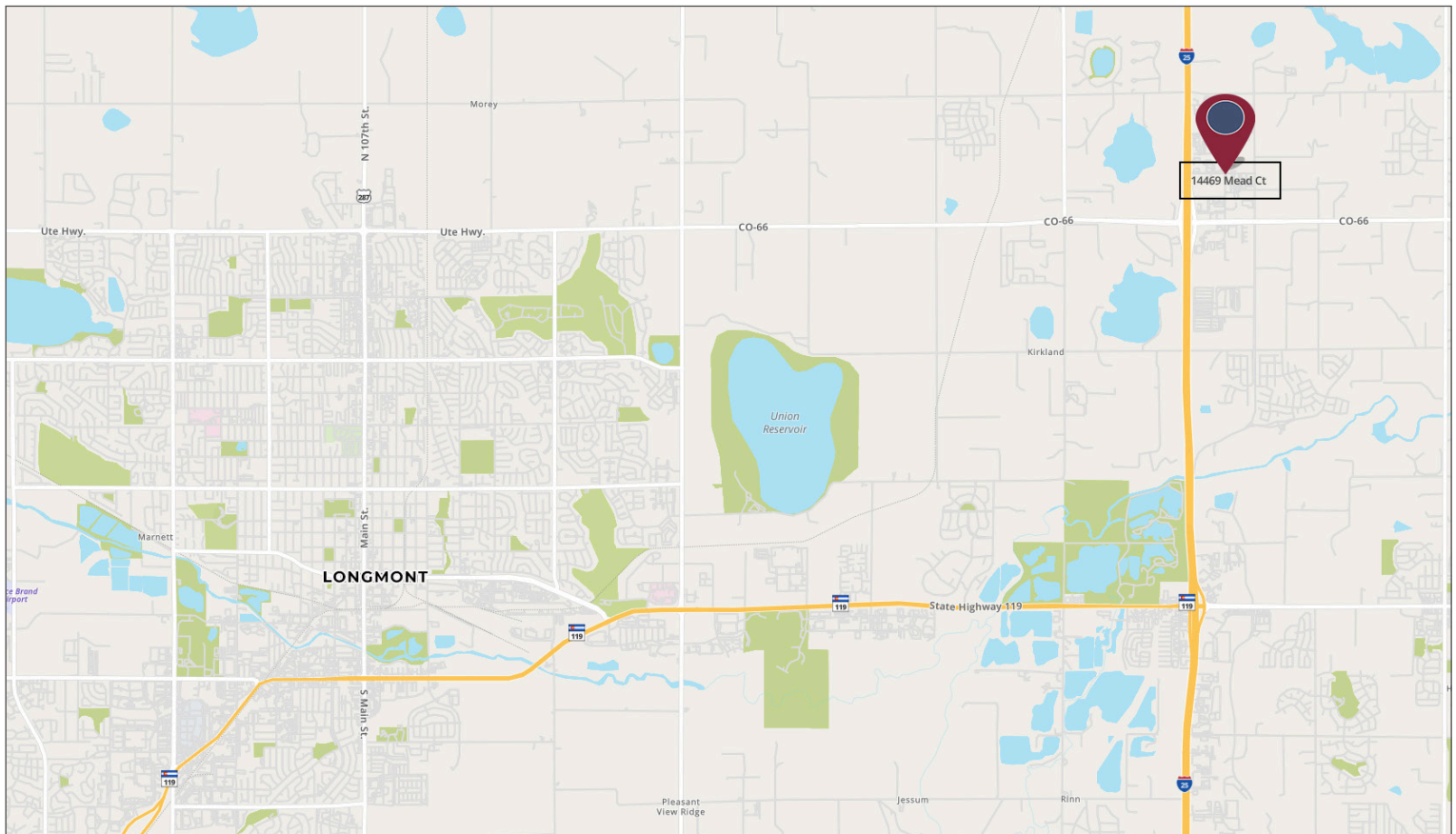
POPULATION

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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