



Now Available for Sale

14320 Longs Peak Court

Longmont (Mead), Colorado 80504

Exceptional Manufacturing Facility for Sale

Interstate 25 & Colorado Hwy. 66

Great Location near Longmont, CO

Superior site in Mead Colorado, Weld County on I-25. This property would be an excellent home for a manufacturer that needs high quality office space along with flexible spacious manufacturing and warehouse space. Heavy power, air conditioned lab and manufacturing space, high bay storage --- this building has it all. And Weld County provides lower utility and tax costs than most neighboring areas. Right off I-25 at the northern Longmont exit, State Highway 66.

Location Highlights

Strategically located on I-25 close to Fort Collins, Longmont, Boulder and Norther Denver market areas. Very low traffic cul-de-sac with good truck access.

Building has all new paint inside and new flooring throughout office spaces for first class appearance, and all systems 100% operational. Truly excellent condition.

Technology Highlights

Video monitoring and recording system
Fiber optic telecommunications
Electronics door access system (card access)

Building Features

Make-up air, heat and evaporative cooling, and fans are computer controlled with PC or smartphone control by owner/user. The sophisticated control system can control many other user systems if automation is desired (e.g. boiler, chiller, process equipment).
Paint Booth
Five restrooms, two with showers
Fluid cooling system with potential for injection molding or process equipment

Current layout readily modified by removing any walls in rear section (4500 s.f. addition) as all walls are non-load-bearing.

\$2,650,000

PRICE

14,460

BUILDING SIZE (SQ FT) TOTAL

3,860

OFFICE SIZE (SQ FT) CARPETED

700

LAB SIZE (SQ FT) EPOXY

B

CLASS

18' & 12'

CLEAR HEIGHTS

0.93

LOT SIZE (ACRE)

3

LOADING DOORS

1

DOCK

300 KVA w/150KVA of 480V

POWER

100%

COOLING IN MFG AND WHSE

100% Sprinklered

FIRE PROTECTION

L.I.

ZONED

Concrete

PAVING

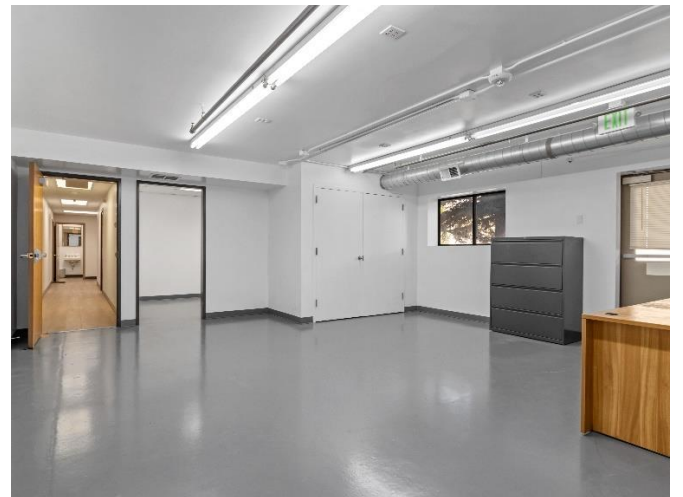


At left: views from southwest, northwest, and southeast

Above, depressed loading dock at southwest corner, streetside.

Below, lab space on ground level, with view to offices down hallway (westward).

Click on images for higher resolution viewing.





Entry and reception area



Upstairs office area from east end looking west down hallway.



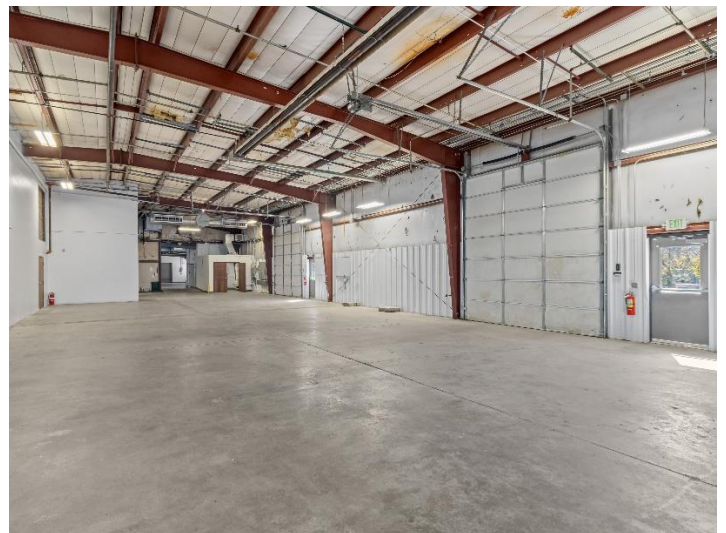
Typical office, all 12'x15'



Kitchen, upstairs



Air conditioned manufacturing area in east addition.



Main warehouse (west end) looking eastward with overhead doors closed along wall on right. Radiant heat



Main warehouse, doors open. 18' clear.



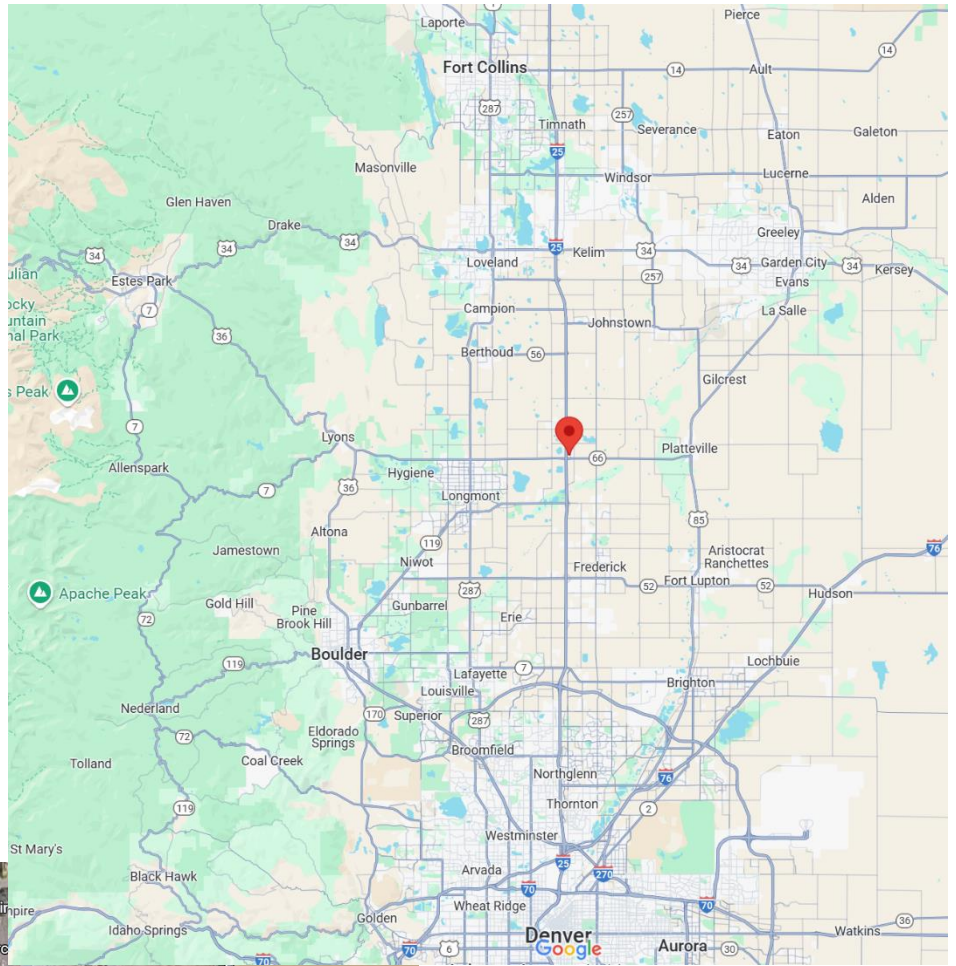
East end looking westward. LED lighting, heated/cooled make up and closed-circuit air supply ducts above.

For Sale by Owner
Broker Co-op

Cody Sutherland

Ph 303-875-3165

cody_suth@gmail.com



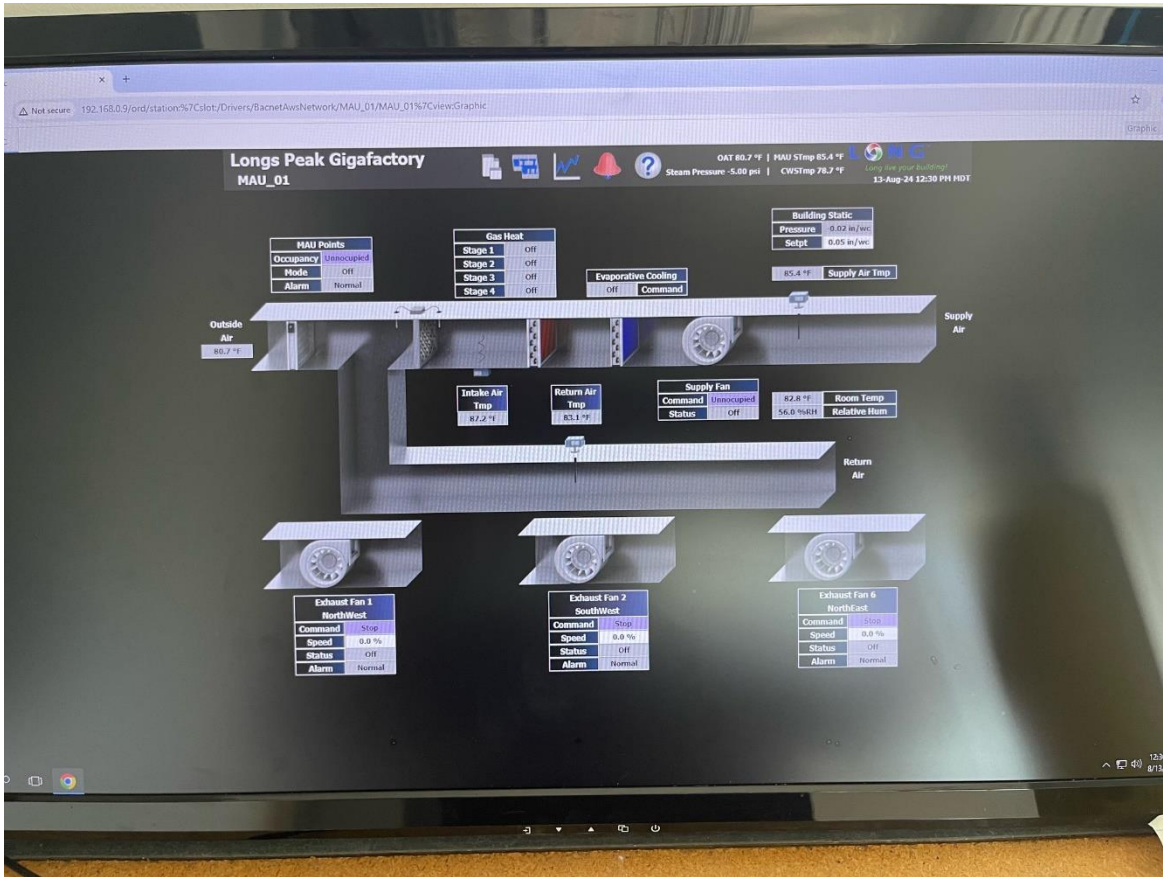
Taxes \$57,303

Zoning [Map](#)

County Property [Report](#)

Building Video recording system, support for up to 32 cameras, viewing over network.





User HVAC Controls on PC, tablet, or smartphone.



GENERAL NOTES

All Dimensions are only Approximate

PROJECT NAME:
14320 Longs Peak Court, Mead
Colorado

DRAWING TITLE:
FLOOR PLAN

DRAWN BY:
HAMZA

CHECKED BY:
-

APPROVED BY:
JCS

DATE:
04 DEC 2024

CLIENT
CS2 Real Estate Holdings, LLC

CONTACT NO-
E-MAIL :

ARCHITECT:
HAMZA RANA
ARCHITECTS, PLANNERS & ENGINEERS.

CONTACT NO-
E-MAIL :

PROJECT NO:
-

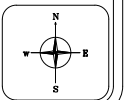
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SHEET SIZE:
22"x17"

DRAWING NO:
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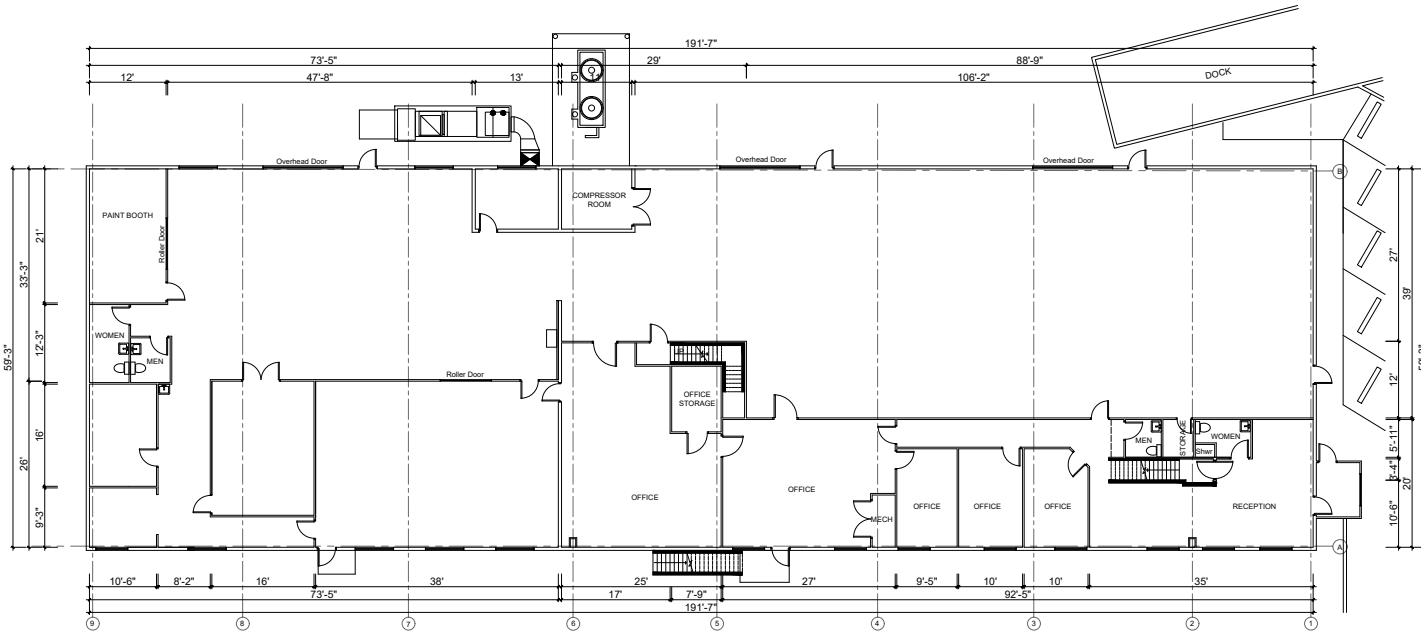
SHEET NO:
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REVISION:
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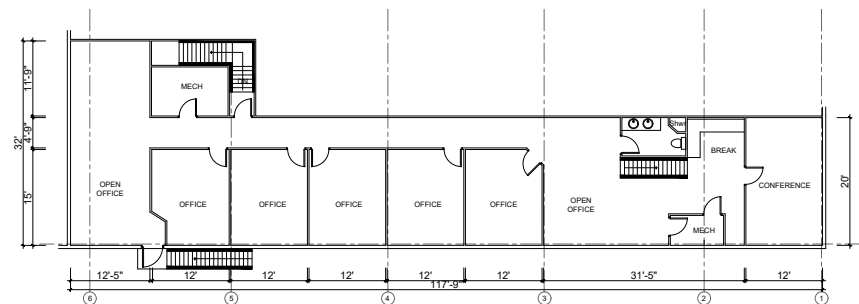


UNIT:
Feet

rev	description	by	date
REF:	DESCRIPTION:	BY:	DATE:



FIRST FLOOR PLAN



SECOND FLOOR