

18,400 SF WITH 5.6 AC OF YARD FOR LEASE OR SALE

14133 COUNTY ROAD 9.5

LONGMONT, COLORADO 80504



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18,400 SF BUILDING

County Rd 9 1/2



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LEASE RATE: \$19.50/SF NNN
RENT FOR YEAR 1: \$15.00/SF NNN

SALE PRICE: \$5,000,000

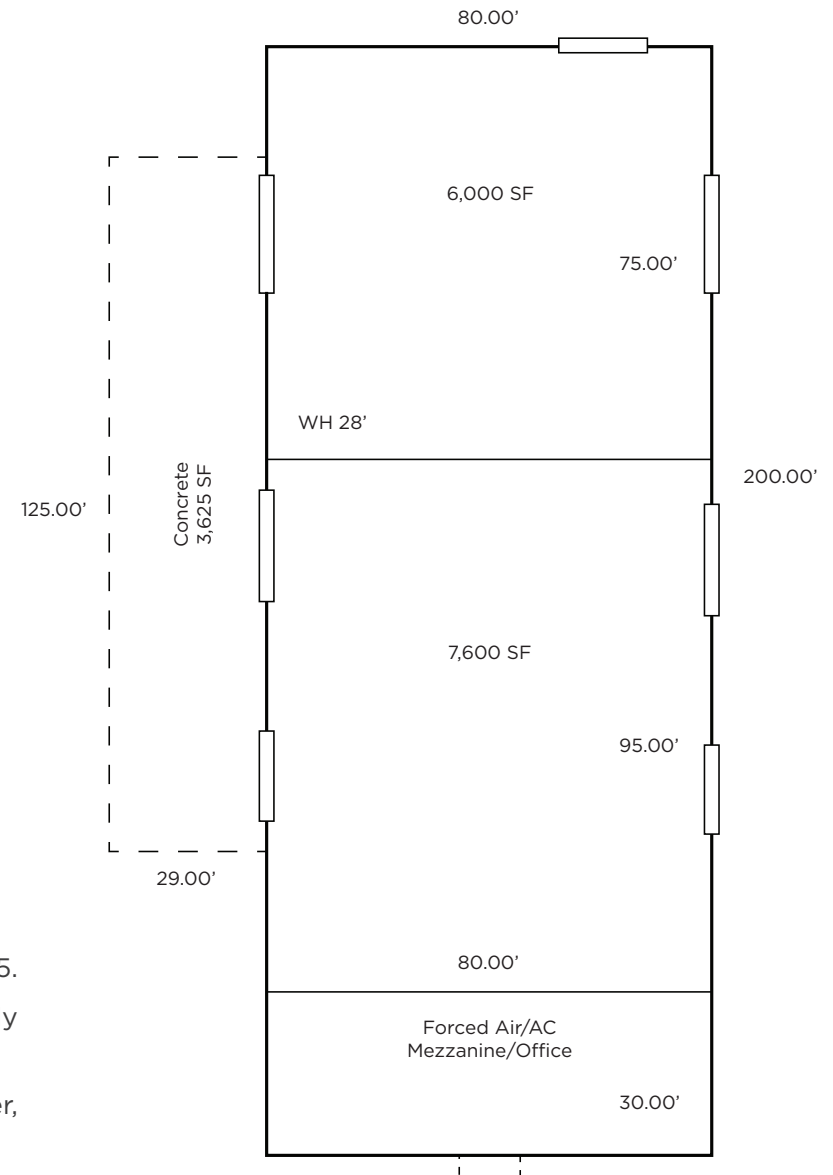
Property Features

The property is located just under half a mile from the key interchange of I-25 and US Highway 66, positioned approximately midway between Denver and Fort Collins, Colorado.

Total SF:	18,400 SF
Warehouse SF:	13,600 SF
Mezzanine Loft/Office SF:	4,800 SF
OPEX (2024)	\$5.74/SF
Stories:	2 (office portion only—2,400 SF)
Parking Spaces:	Ample
Clear Height:	30'
Drive-in Loading:	Four (4) 18'x20' drive-in doors Three (3) 12'x14' drive-in doors
Lot Size:	5.6 Acres
Zoning:	Light Industrial - Mead
County:	Weld

Property Highlights

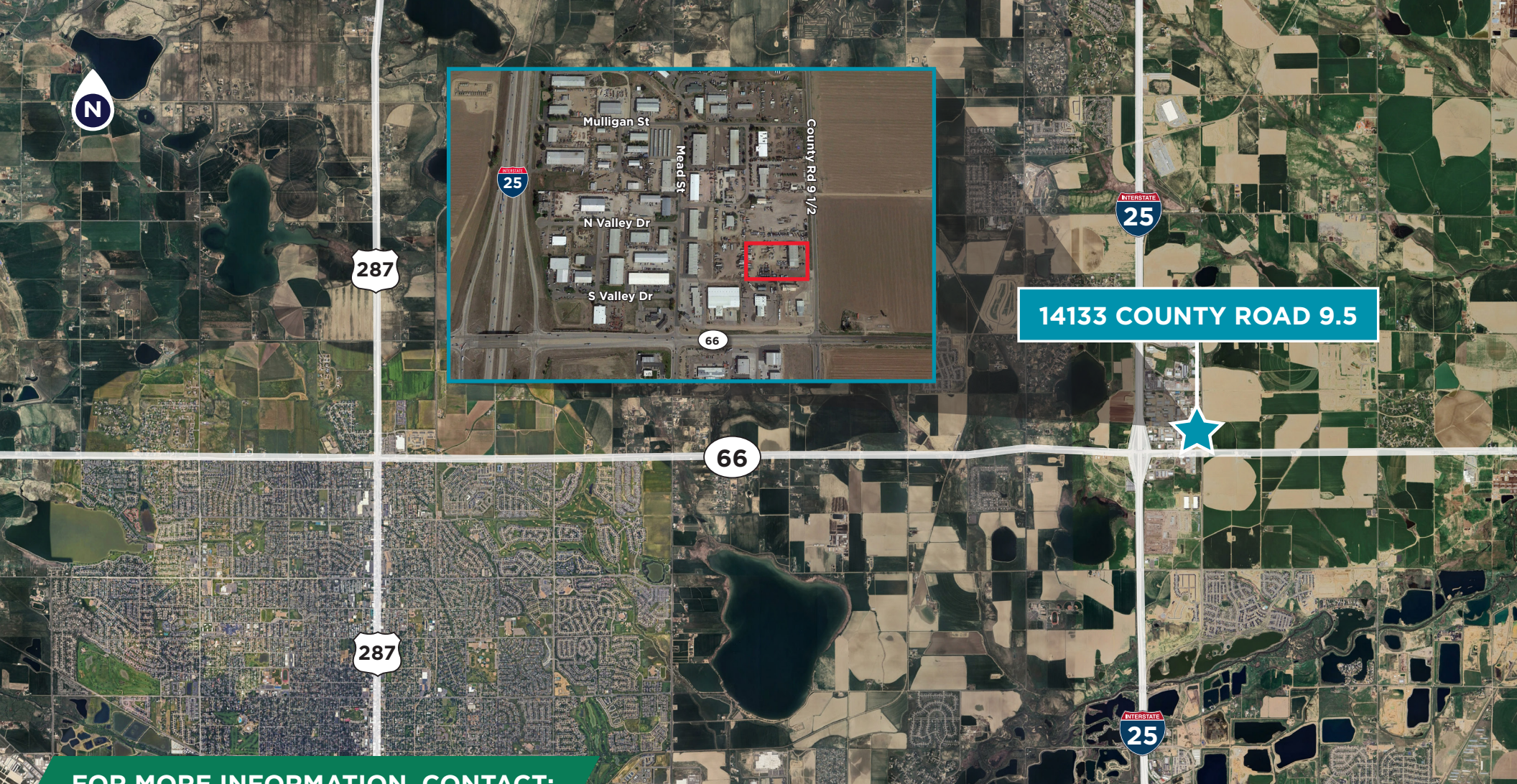
- The property is situated just under half a mile from the junction of US 66 and I-25.
- The property's prime visibility and convenient access to I-25 have consistently driven strong demand from industrial users over the past 3 to 5 years.
- The property features over five acres of secure, well-lit yard space with power, offering ample room for equipment and laydown storage.



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FOR MORE INFORMATION, CONTACT:

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