

**SELLER  
FINANCING  
AVAILABLE**

## INDUSTRIAL BUILDING FOR SALE OR LEASE

14320 Longs Peak Court  
Longmont, CO 80504



### PROPERTY HIGHLIGHTS

Prime light industrial location in Mead, Colorado (Weld County) with nearby access to I-25. This versatile property is ideal for businesses seeking the right amount of office space paired with flexible manufacturing and warehouse facilities. Equipped with heavy power, air-conditioned manufacturing areas, spacious 18' clear heights, multiple overhead doors, and a dock well, this property caters to a wide range of industrial needs. Additional features include convenient highway access, ample parking, and modern infrastructure designed to support diverse operational requirements. Offering 3 months FREE base rent for a lease term of 5 years or more.

<b>Building Size</b>	14,460 SF
<b>Site Size</b>	0.93 Acres
<b>Sale Price</b>	<del>\$2,495,000</del> \$2,395,000
<b>Lease Rate</b>	\$13.00/RSF NNN
<b>Expenses (Est)</b>	\$ 5.50/RSF (estimate)
<b>Zoning</b>	LI - Light Industrial
<b>Parking</b>	On-site
<b>Built/Renovated</b>	1993/2005



**CLICK HERE FOR  
VIDEO TOUR**

**Colorado  
Group**

### FOR MORE INFORMATION

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Drive-In Door



Sprinklers



3-Phase  
Electrical



Loading Dock



Outside Storage



Lab Space

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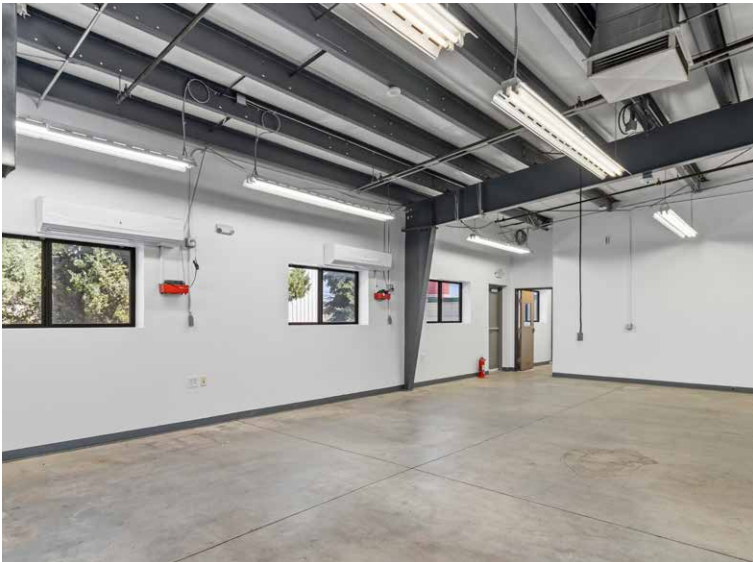
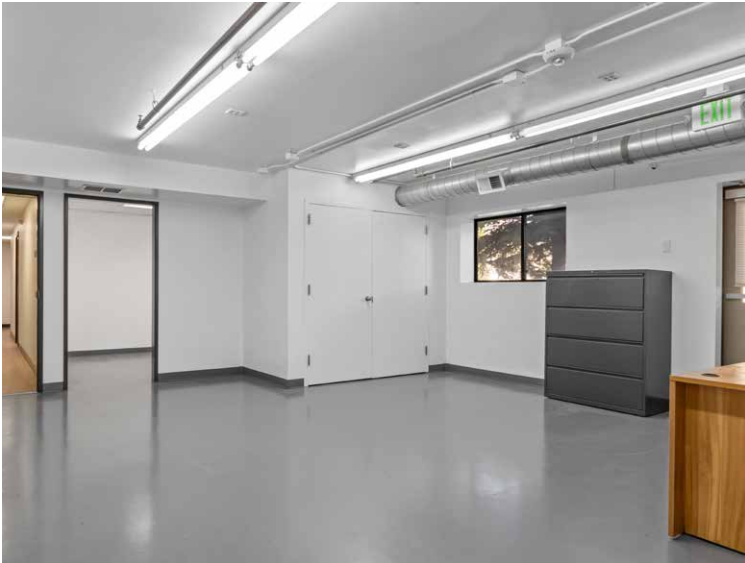


# INDUSTRIAL PROPERTY FOR SALE OR LEASE

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## PROPERTY PHOTOS





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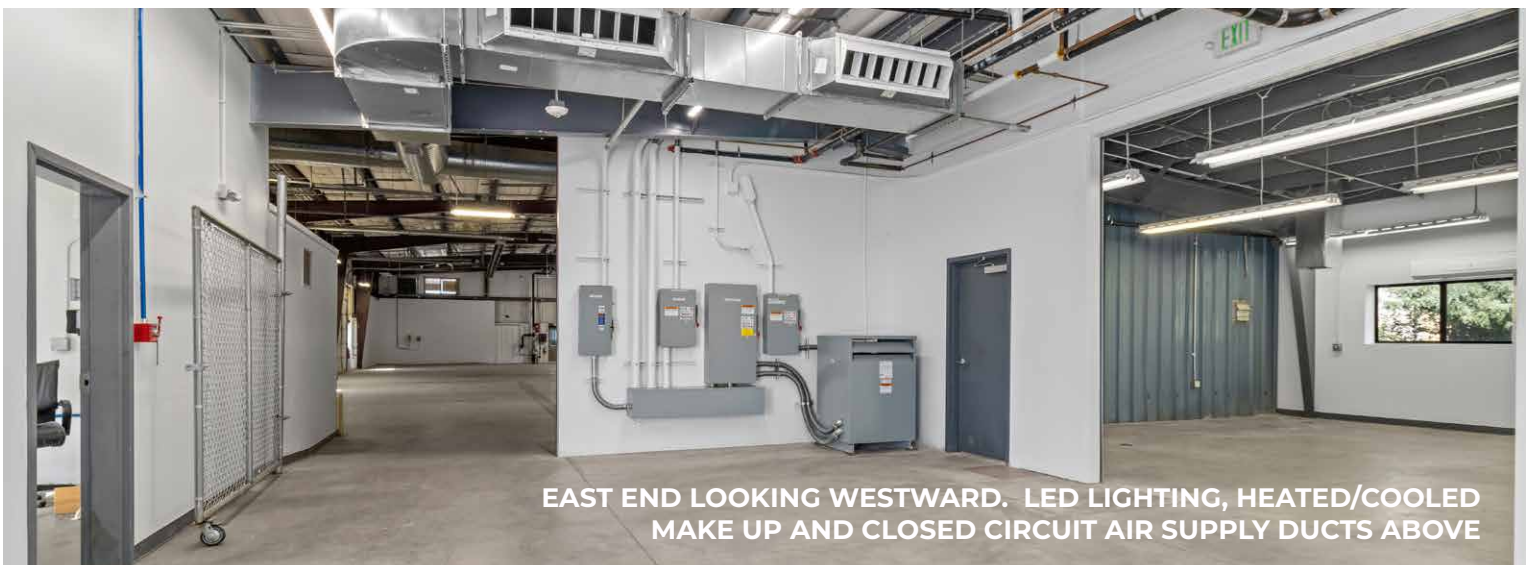
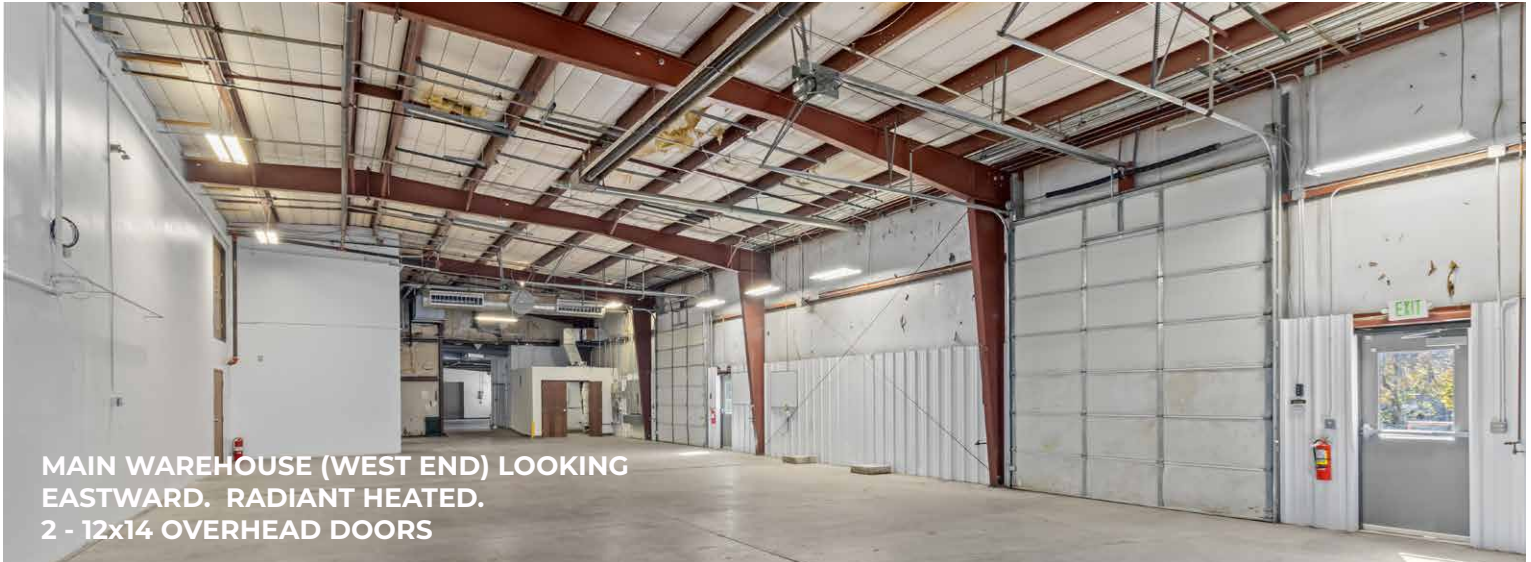


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## Computer-Controlled Systems

- Make-up air, heat, and evaporative cooling managed via PC or smartphone.
- Advanced control system capable of automating additional user systems such as boilers, chillers, and process equipment.

## Paint Booth

- Fully equipped and ready for various applications.

## Restrooms and Showers

- Five restrooms included, featuring two showers.

## Fluid Cooling System

- Designed with the potential for integration with injection molding or other process equipment.

**14,460 SF**

BUILDING SIZE SF TOTAL

**3,860 SF**

OFFICE SIZE SF CARPETED

**700 SF**

LAB SIZE SF EPOXY

**18' & 12'**

CLEAR HEIGHT

**3**

LOADING DOORS  
1 - 12X10  
2 - 12X14

**1**

DOCK

**POWER**

300 KVA W/150KVA OF 480V

**COOLING**

100% IN MFG AND WHSE

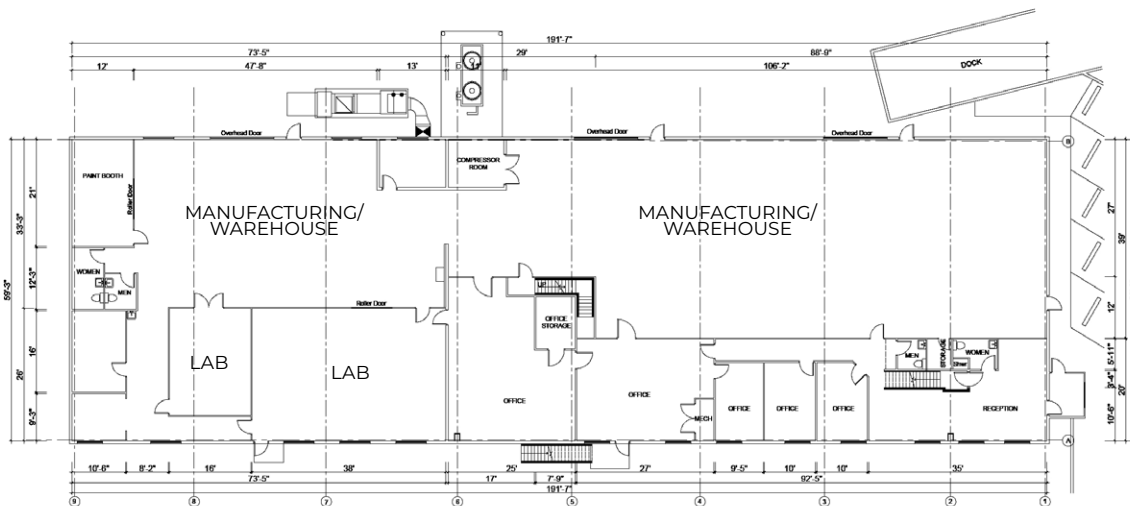
**FIRE PROTECTION**

100% SPRINKLERED

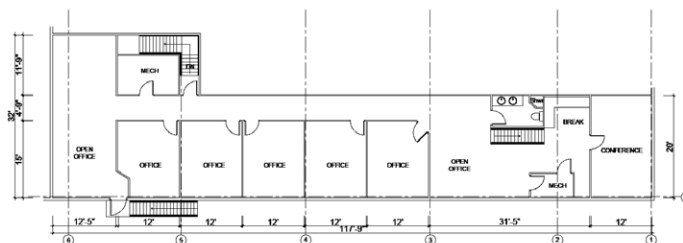
**PAVING**

CONCRETE

## PROPERTY FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR

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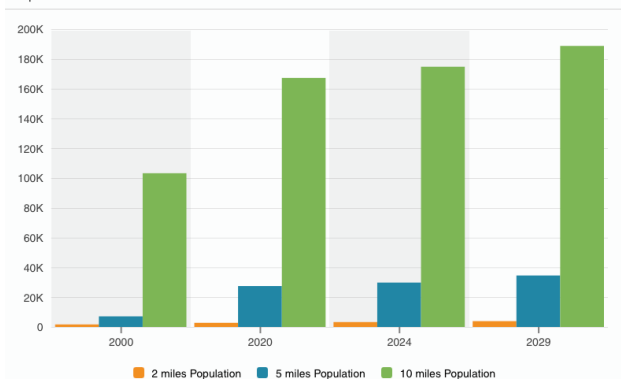
## AREA / DEMOGRAPHICS

POPULATION		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
1,216	10,387	65,293
EMPLOYEES		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2,012	8,808	60,673
AVERAGE HOUSEHOLD INCOME		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$121,687	\$122,915	\$111,644

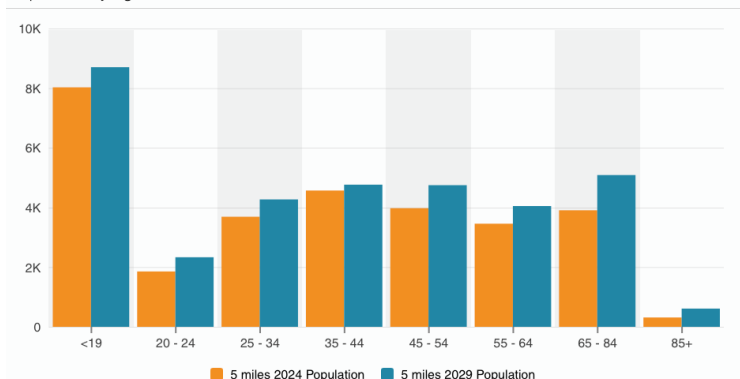
## GREAT LOCATION NEAR LONGMONT

Located near Longmont, this property offers a prime position on I-25 with excellent connectivity to Fort Collins, Boulder, and the northern Denver area. Situated just off Highway 66, its location is ideal for businesses needing convenient access to major routes. The property benefits from a quiet cul-de-sac setting, ensuring low traffic while still providing excellent truck access. Whether for distribution, operations, or manufacturing, this site offers a strategic location to meet the needs of growing businesses. Its combination of accessibility and efficiency makes it a standout choice for companies seeking an optimal base in the region.

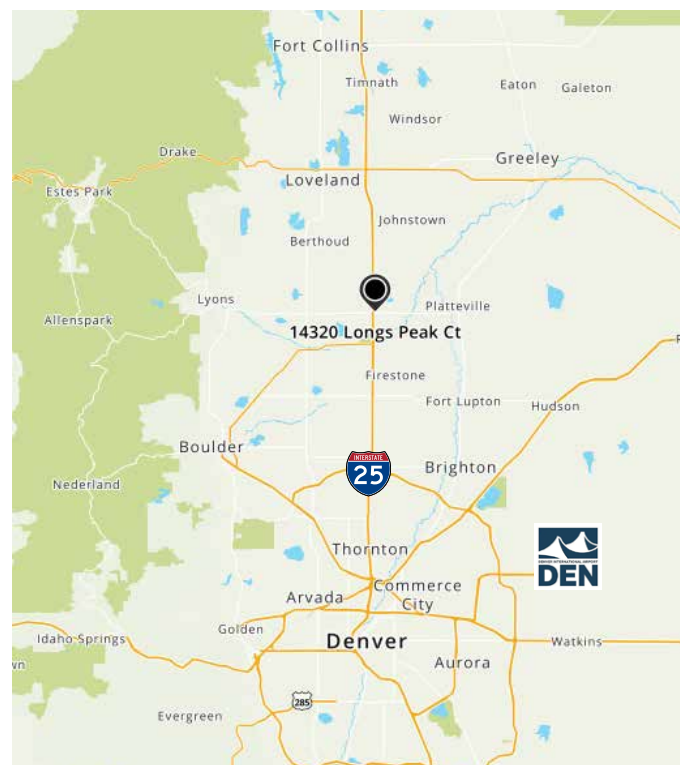
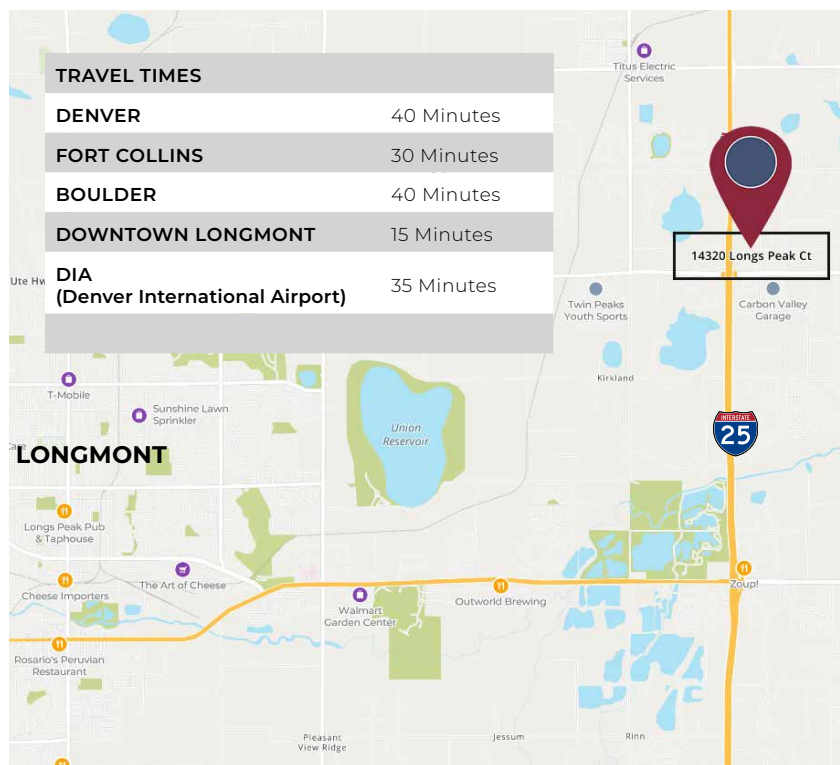
Population



Population By Age



## PROPERTY LOCATION



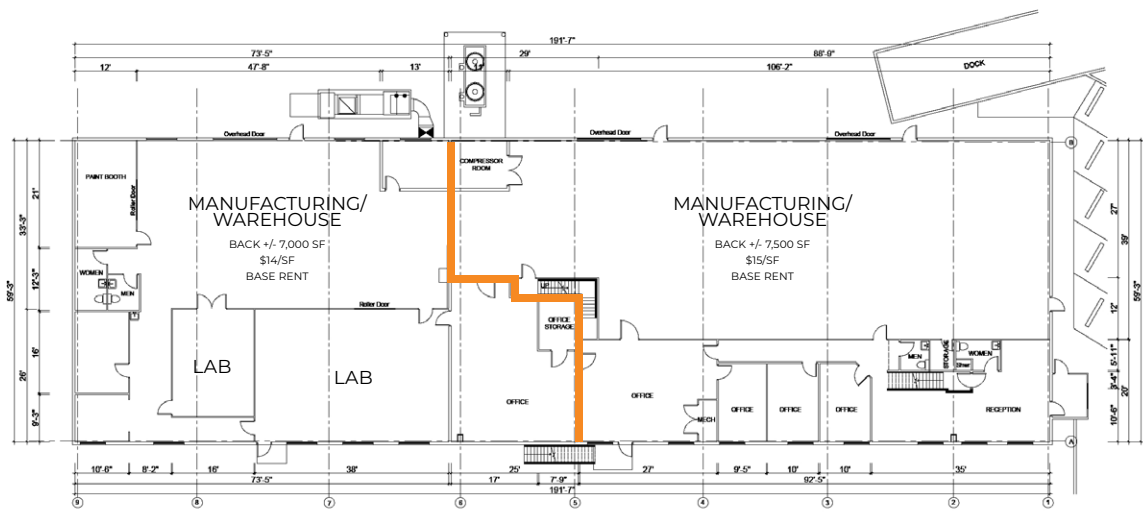


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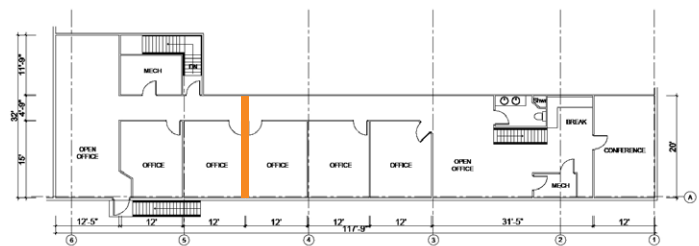
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## POSSIBLE DEMISING OPTION



FIRST FLOOR PLAN



SECOND FLOOR

