

FLEX/INDUSTRIAL OWNER/USER OR INVESTMENT OPPORTUNITY

4333 HIGHWAY 66

MEAD, COLORADO 80504



CUSHMAN &
WAKEFIELD

4333 HIGHWAY 66



SALE PRICE: \$8,900,000 (\$159/SF)

Strategically located within the Sekich Business Park, less than half a mile from I-25, 4333 Highway 66 offers 56,090 square feet of prime flex/industrial and office space for sale. Currently, 30,106 square feet is leased by Comfort Systems USA / Design Mechanical, Inc., a leading building and service provider for mechanical, electrical and plumbing building systems. The remaining 26,074 square feet, available for an owner/user or for lease, features two drive-in overhead doors, two dock-high doors, and a warehouse equipped with heaters and LED lighting. Centrally positioned between Denver, Boulder, and Fort Collins, this property provides convenient access across Northern Colorado.

PROPERTY DETAILS

Building Size:	56,090 SF
Leased Size:	30,016 SF
Available Size:	26,074 SF <i>(Also available for lease)</i>
Year Built:	1980; Improved in 1984 & 2006
Land Size:	3.31 Acres
Zoning:	Highway Commercial (HC) - Mead Link to Zoning Code
County:	Weld

USES ALLOWED

- Warehousing*
- Distribution*
- Light Manufacturing*
- Community Activity
- Religious Assembly
- General Offices
- Animal Boarding
- General Retail Sales & Services
- Rental Services (Indoor Display)
- Auto & Light Truck Repair
- Brewery/Distillery/Winery with On-Site Tasting Rooms

*Legal non-conforming uses



54% Leased



Multi-bay dock



Newer roof



2-Hour demising wall



Heaters & LED lighting in the warehouse



Located just off I-25



Central location between Denver, Boulder, and Fort Collins

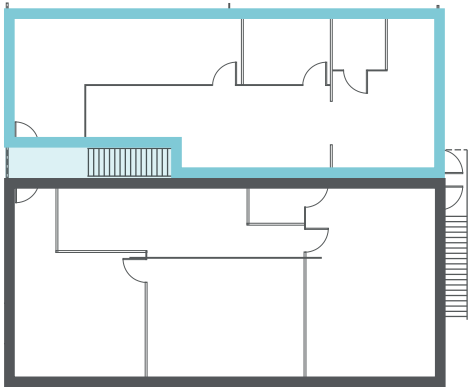
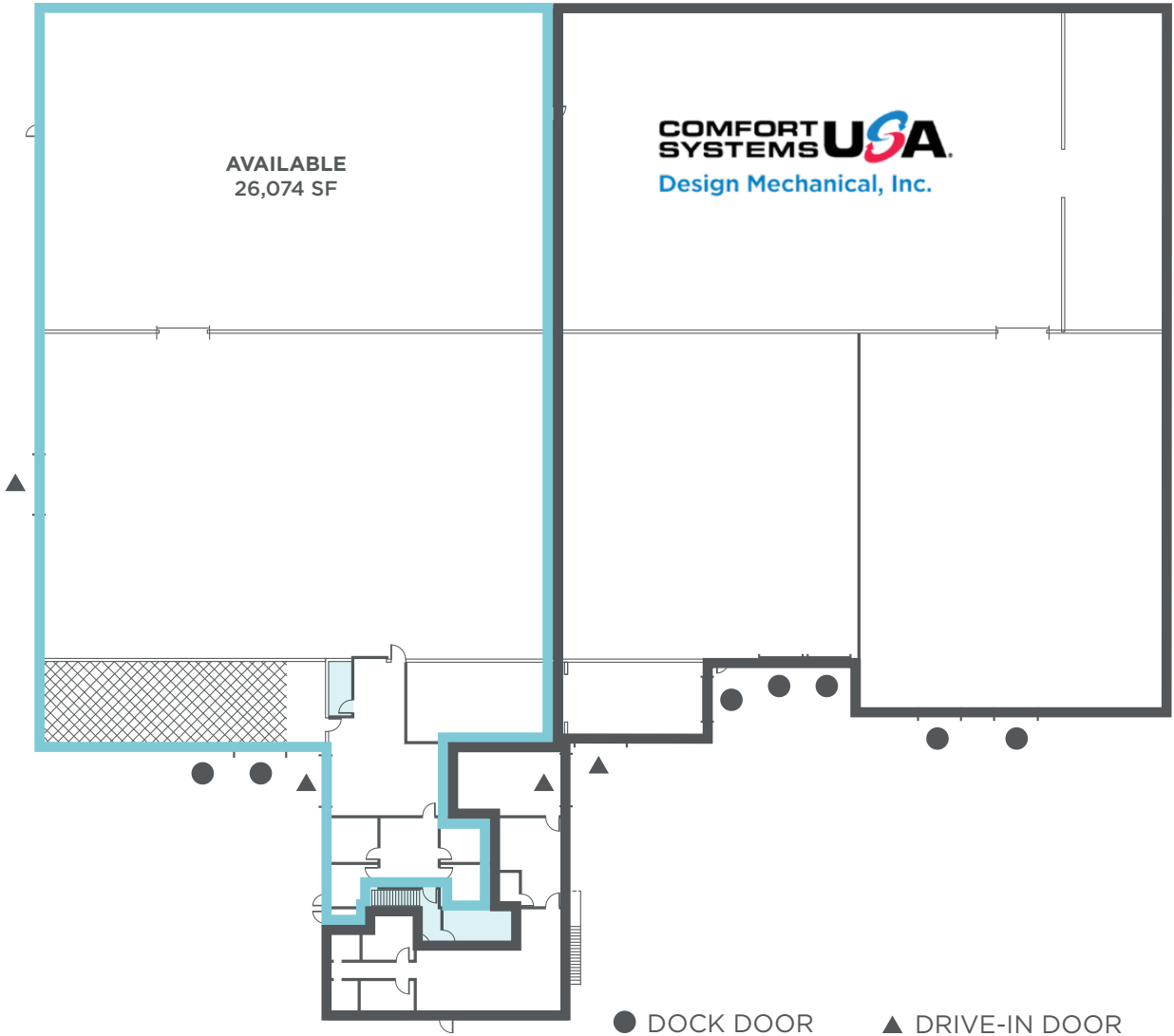
[VIEW LEASE BROCHURE](#)



4333 HIGHWAY 66



FLOOR PLAN



BUILDING AREA LEGEND

- AVAILABLE
- LEASED / COMFORT SYSTEMS
- COMMON AREA

4333 HIGHWAY 66



TENANT OVERVIEW



Comfort Systems USA | Design Mechanical, Inc.

Design Mechanical is a trusted partner for cutting-edge mechanical solutions. With a proven track record of excellence, they offer a comprehensive range of services tailored to meet specific needs. Their expert team is equipped to handle everything from service and construction to controls, plumbing, and HVAC, ensuring seamless operation of facilities. <https://designmech.com/about/>

Comfort Systems USA / Design Mechanical, Inc. currently leases 30,016 square feet on the east side of 4333 Highway 66. Their current lease rate is \$9.02/SF NNN, with annual escalations of 3%. Upon the lease's expiration on July 31, 2027, they have one option to extend for an additional three years.



Lease Details

Current Lease Rate:	\$9.02/SF NNN
Escalations:	3% Annual
Leased Size:	30,016 SF
Lease Expiration:	7/31/2027
Renewal Options:	3-Year Option

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LOCATION OVERVIEW



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