

INDUSTRIAL OWNER / USER OR INVESTMENT OPPORTUNITY

4333 HIGHWAY 66

MEAD, COLORADO 80504



INDUSTRIAL CONDOMINIUM
UNITS FOR SALE

4333 HIGHWAY 66



OWNER-USER CAN PURCHASE RENOVATED VACANT INDUSTRIAL CONDOMINIUM

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 industrial and office space for sale. **Unit A (26,074 SF)** is vacant and features two drive-in overhead doors, two dock-high doors, warehouse heaters, and energy-efficient LED lighting. **Unit B (30,016 SF)** is leased to Comfort Systems USA/ Design Mechanical, Inc., a leading national provider of mechanical, electrical, and plumbing building systems. The entire building is available for sale, or Unit A can be purchased as a condominium*. Centrally positioned between Denver, Boulder, and Fort Collins, this property provides immediate access to I-25 and strong connectivity across Northern Colorado.

**Condominium structure to be completed prior to closing*

AVAILABLE UNITS

Unit	Size	Price	Status
A	26,074 SF	Contact Broker	Vacant
A/B (Entire Building)	56,090 SF	\$6,999,000 (\$125/SF)	54% Leased

PROPERTY DETAILS

Building Size:	56,090 SF
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*



Newer roof



Multi-bay dock



2-Hour demising wall



Heaters & LED lighting in the warehouse



Option to purchase entire building or individual condo

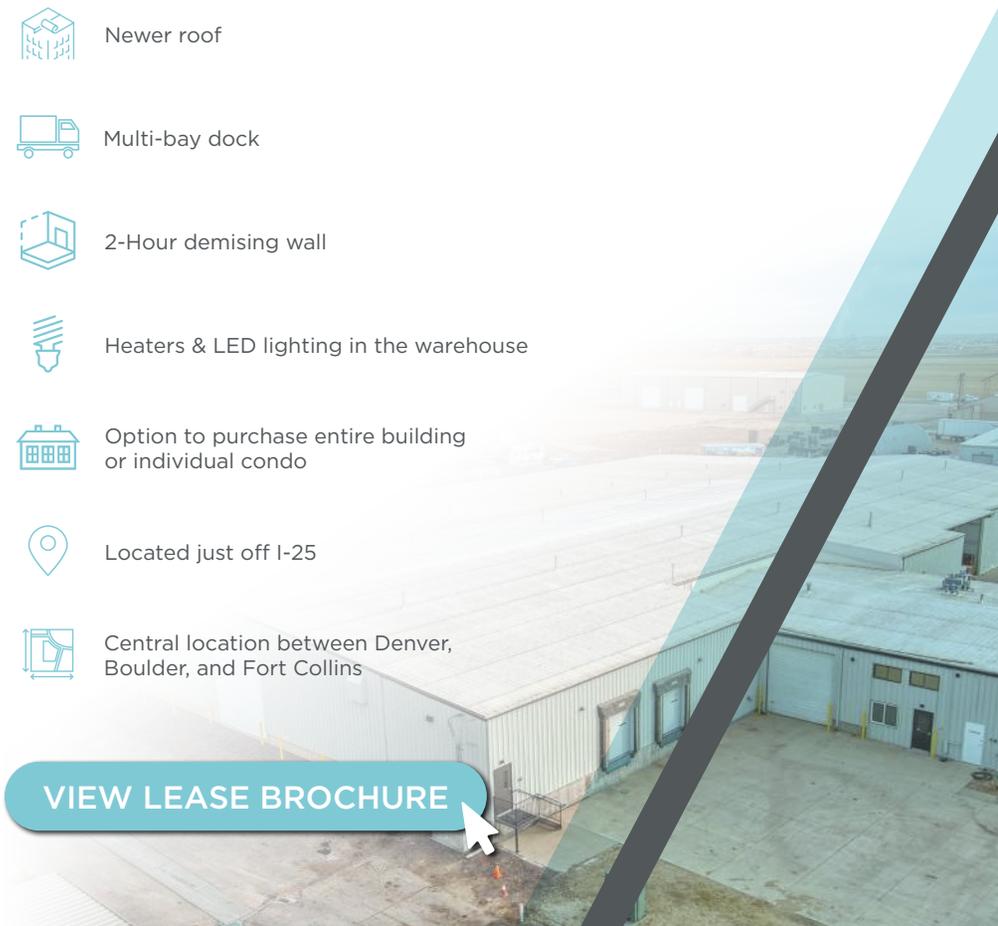


Located just off I-25



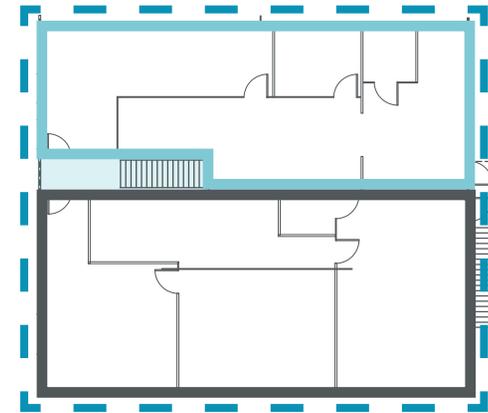
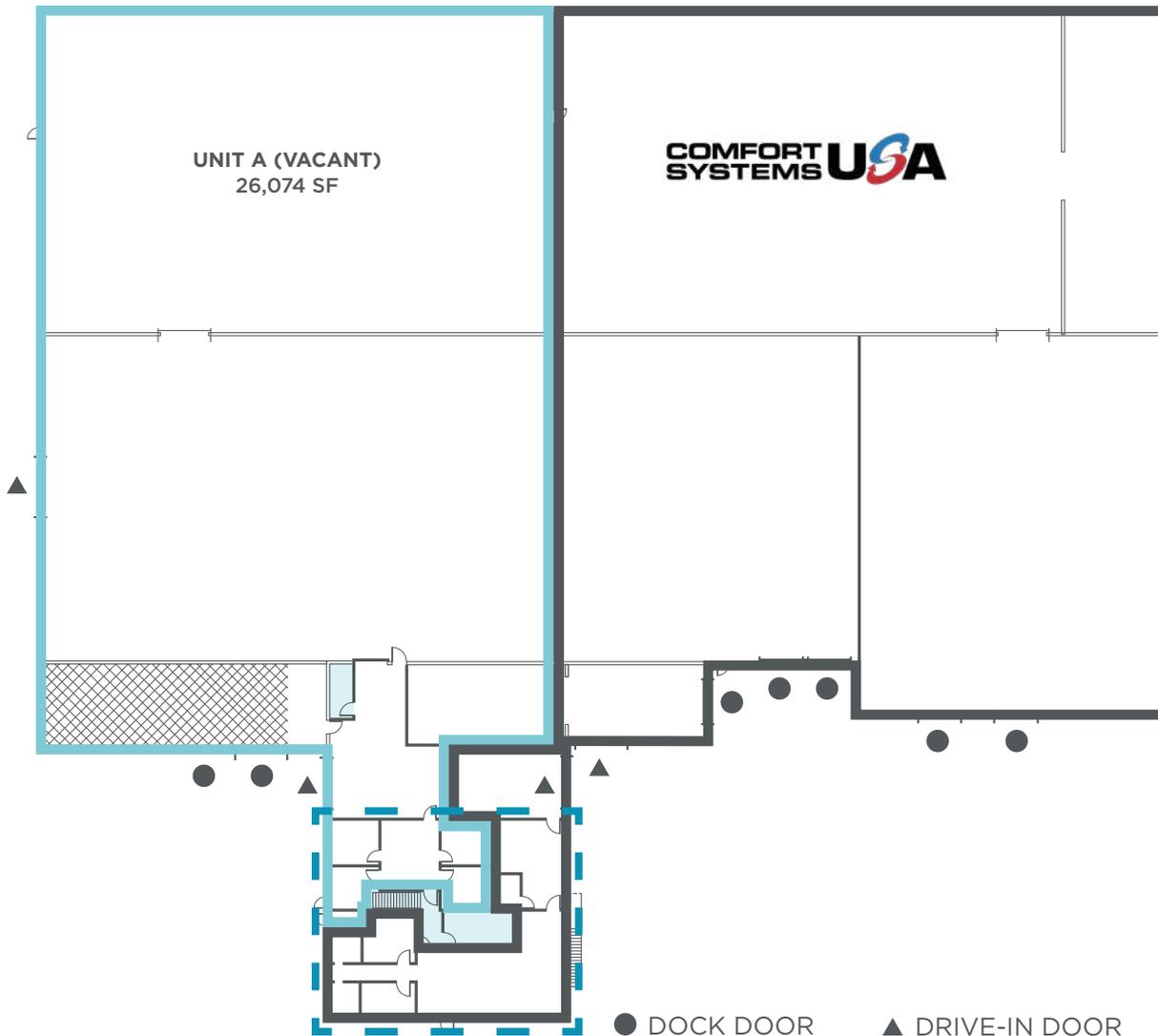
Central location between Denver, Boulder, and Fort Collins

[VIEW LEASE BROCHURE](#)



4333 HIGHWAY 66

FLOOR PLAN



SECOND STORY FLOOR PLAN

BUILDING AREA LEGEND

- UNIT A (VACANT)
- LEASED/COMFORT SYSTEMS
- COMMON AREA
- - - SECOND FLOOR

UNIT	SIZE	PRICE
A	26,074 SF	Contact Broker
A/B (Entire Building)	56,090 SF	\$6,999,000 (\$125/SF)

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

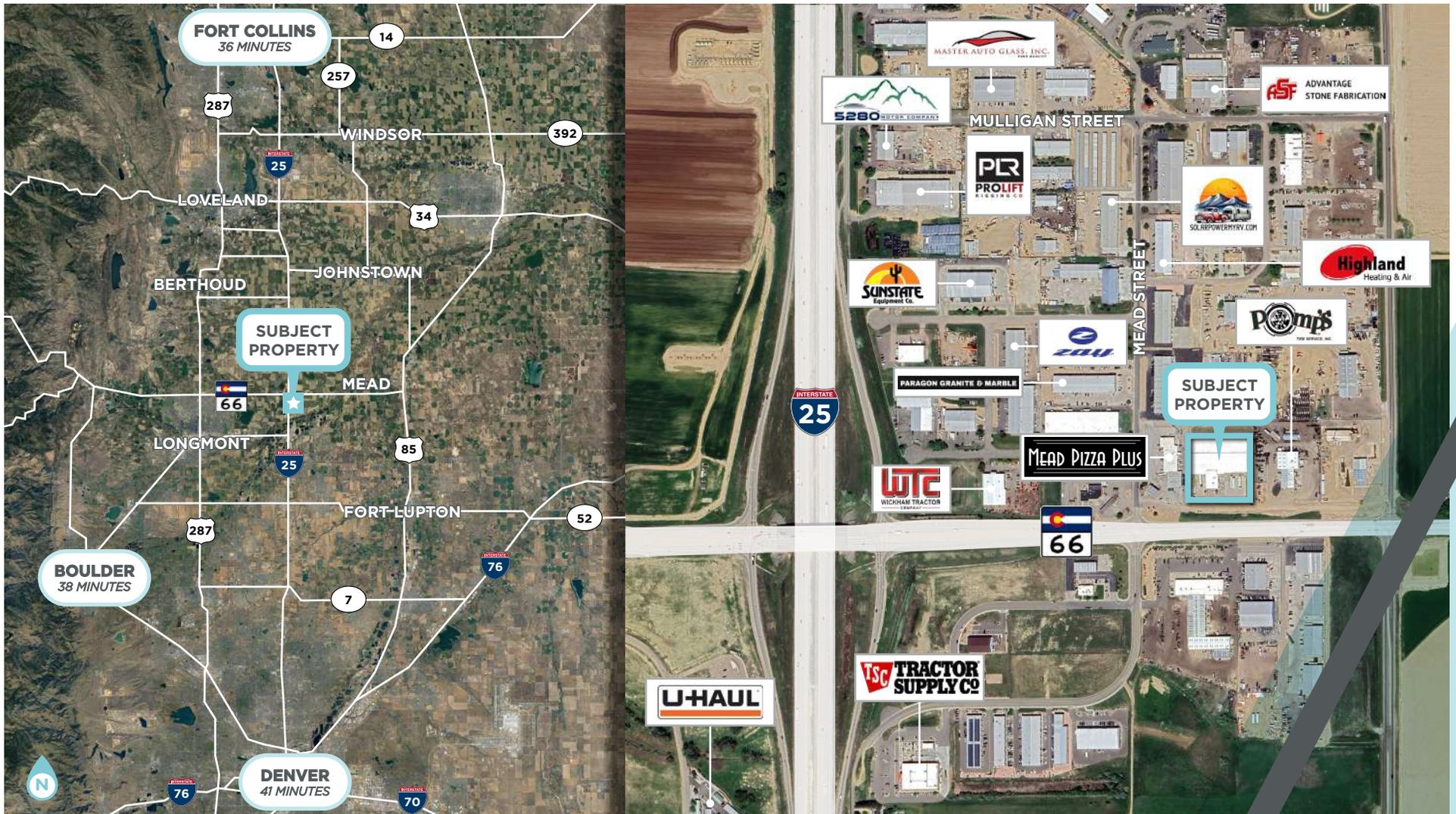
Current Lease Rate:	\$9.02/SF NNN
Escalations:	3% Annual
Leased Size:	30,016 SF
Lease Expiration:	7/31/2027
Renewal Options:	3-Year Option

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LOCATION OVERVIEW



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