

AVAILABLE: 2-4 Acre Storage Yard  
4417 & 4469 Mulligan St

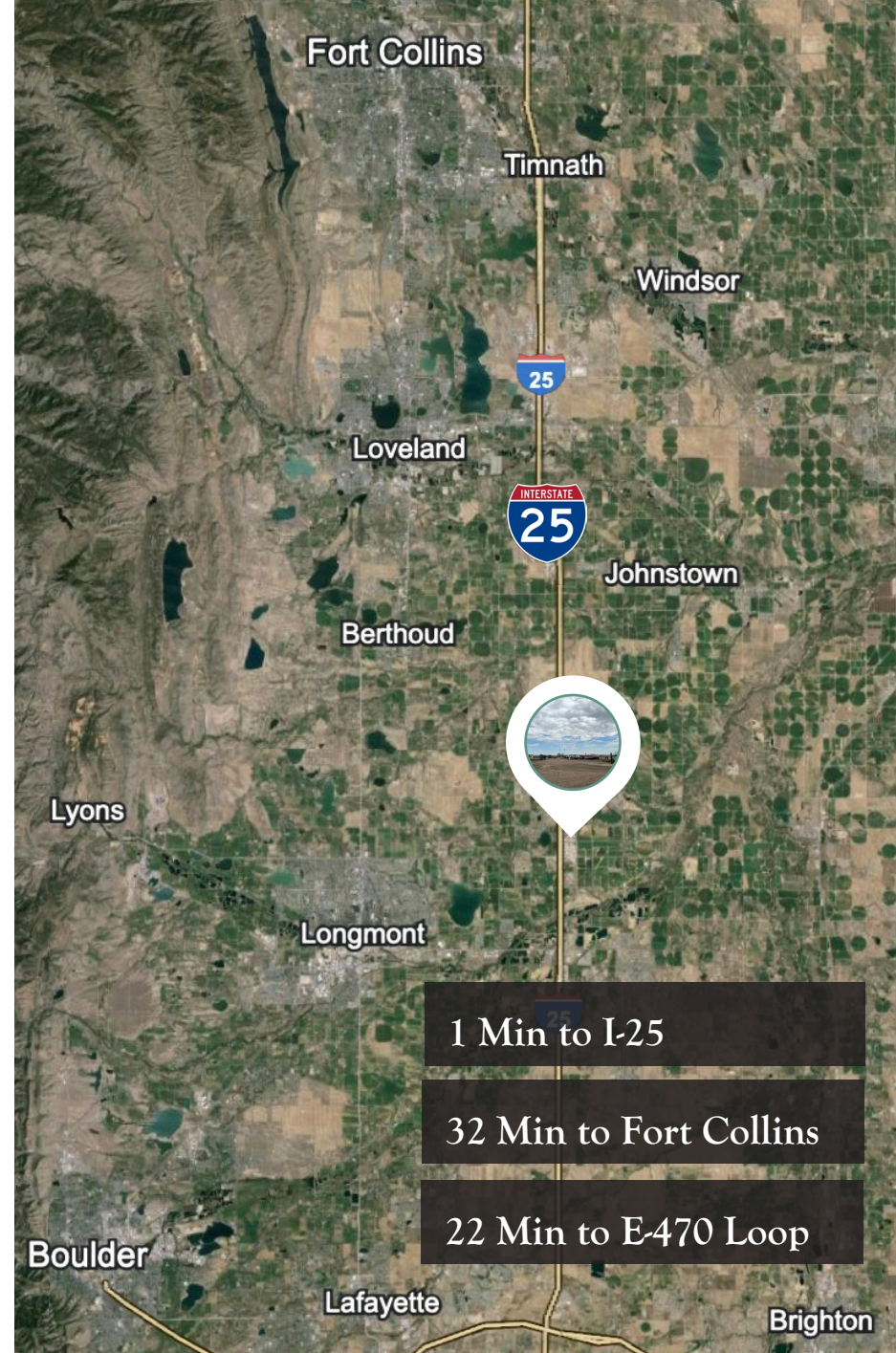


# HIGHLIGHTS

- Outdoor storage permitted with direct access to I-25
- Water tap at the property
- Prime for industrial development or outdoor storage
- Secured fenced lot with lighting
- Flexible leasing terms

# PROPERTY INFO

<b>Lot Size</b>	4.0 Acres
<b>Zoning</b>	Light Industrial (LI)
<b>Water District</b>	Saint Vrain
<b>City / County</b>	Mead / Weld County
<b>Power Provider</b>	United Power
<b>Power</b>	3P, 120V, 250A (TBV)
<b>Taxes (2024)</b>	\$27,961.36
<b>Lease Rate</b>	\$4,000/Acre/Month NNN
<b>Sale Price</b>	\$1,700,000



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