



## STANDALONE FLEX BUILDING WITH OUTDOOR STORAGE

PROPERTY TYPE: **INDUSTRIAL / FLEX**

AVAILABLE: **5,000 SF**  
**(~2,500 SF WAREHOUSE)**

YARD SIZE: **~0.5 ACRES**

LEASE RATE: **\$14.50/SF**

2026 NNN EST: **\$7.35/SF**

**(Tenant pays for their own utilities and is responsible for R&M)**

### FEATURES:

- 5,000 SF standalone flex building with clean warehouse and ample office space
- Located less than five minutes from I-25 and easy access to HWY 66
- One drive-in door, 11'x12'
- Access to shared, gated yard
- Zoned LI (Light Industrial - Town of Mead)
- Sublease through 5/31/2028

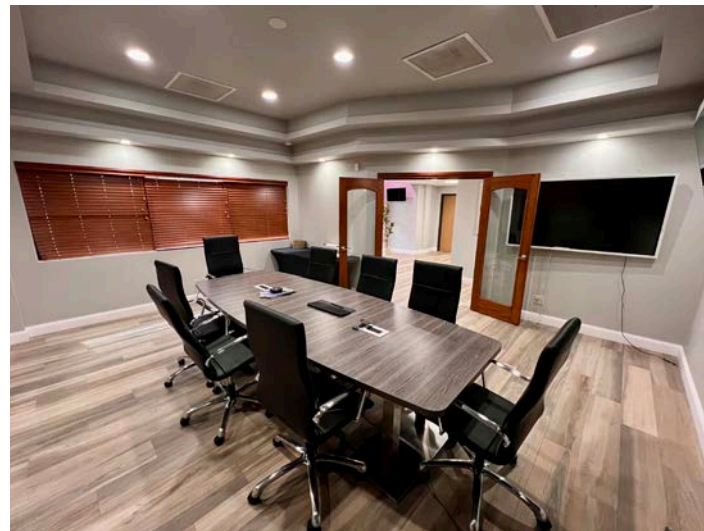
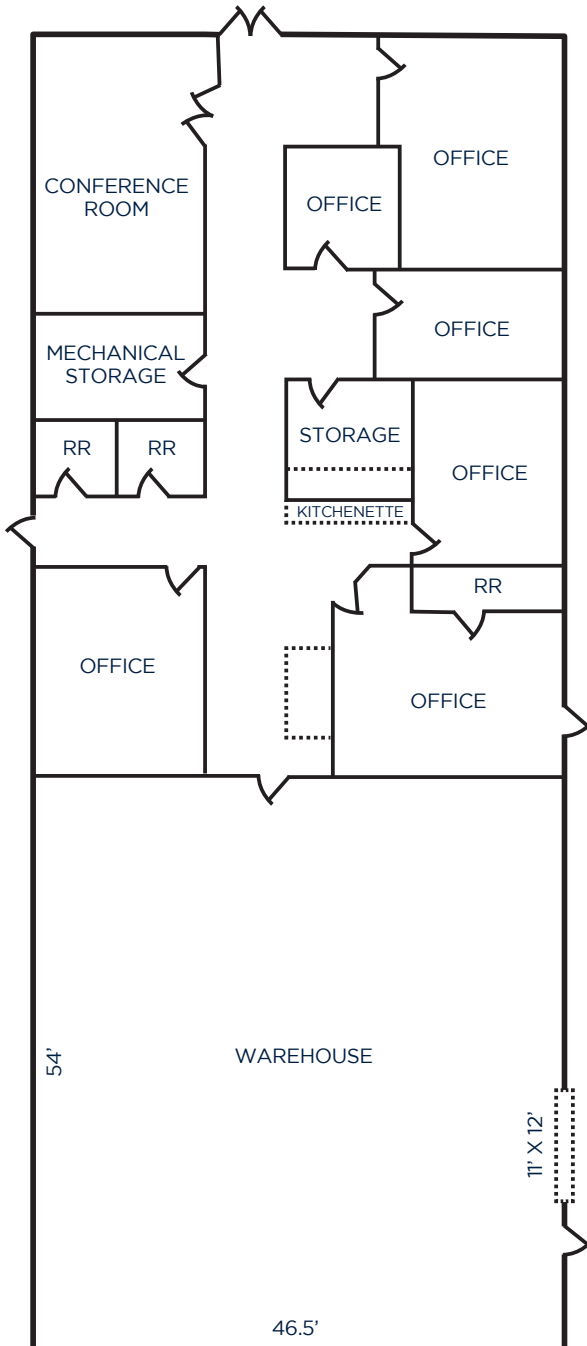
# PROPERTY FEATURES & FLOOR PLAN

**FOR SUBLEASE**

14439 MEAD COURT • LONGMONT, CO 80504

## PROPERTY FEATURES:

- Open warehouse with one drive-in door
- Trailer parking
- Gas heat in warehouse and central air in office
- Air compressor lines in warehouse
- Six offices, large conference room, kitchenette and storage
- Three restrooms (one w/shower)
- Security camera system



# SITE INFORMATION

# FOR SUBLEASE

14439 MEAD COURT • LONGMONT, CO 80504

9.7

MILES  
TO LONGMONT

35.1

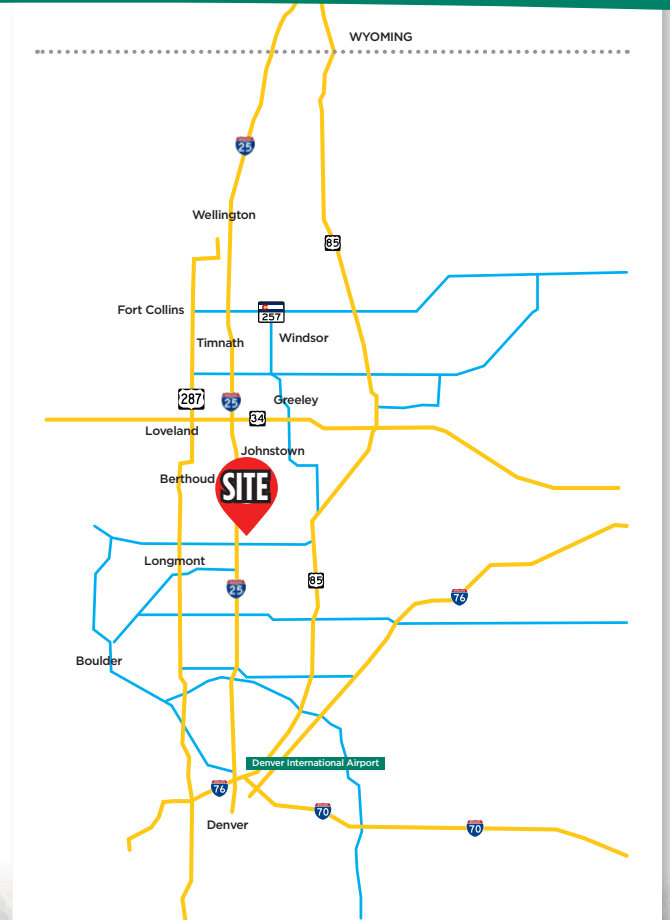
MILES  
TO DENVER

37.4

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT

68.7

MILES  
TO CHEYENNE



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
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