

Denver

Boulder

Longmont



High Plains Blvd / County Rd 9.5

CO Rd 34

Intersection to be completed August 2026



± 131.33 Acres

Great Western Railway

# INDUSTRIAL LAND & BUILD-TO-SUIT SITES

1,110,920 MSF Buildable • ± 131.33 Total Acres

Address: I-25 & Road 34 | Mead, CO 80504



# A Premier Industrial Park in Northern Colorado

Gateway 25 Industrial Park offers a rare opportunity to secure large-format industrial land in one of Colorado's fastest-growing corridors. With flexible site configurations, on-site rail access and build-to-suit capability, this park is engineered for businesses that demand infrastructure, scale and strategic location.

## Property Highlights



### SITE SIZE

±21.94 - 131.33 acres available



### USES

Warehousing & distribution, manufacturing, rail operations, data centers and industrial uses



### DEVELOPMENT

Build-to-suit options available to meet your exact operational requirements



### RAIL ACCESS

Potential Lot 2 rail access to be verified by buyer



### INFRASTRUCTURE

The I-25 widening & improvements were approved & fully funded by CDOT in October 2025 and are currently under construction. Est. completion: 2028.



### LOCATION & ACCESS

Immediate access to I-25 with strong labor and residential communities nearby



### ZONING

Industrial



### UTILITIES

In place with capacity to support site operations



Illustrative in nature and subject to municipal review

# At the Gateway of the Front Range

Gateway 25 puts your business at the crossroads of commerce - where I-25 and Denver's booming growth converge, connecting you to the metro, the mountains, and the markets that matter.

Gateway 25 Industrial Park sits along I-25 in Mead, Colorado—one of the most strategically connected industrial locations along the Front Range. With immediate I-25 access, tenants and operators benefit from seamless north-south movement between Denver, Fort Collins, and Cheyenne, while close proximity to Highway 34 provides east-west reach toward Greeley and Eastern Colorado's agricultural and energy markets.



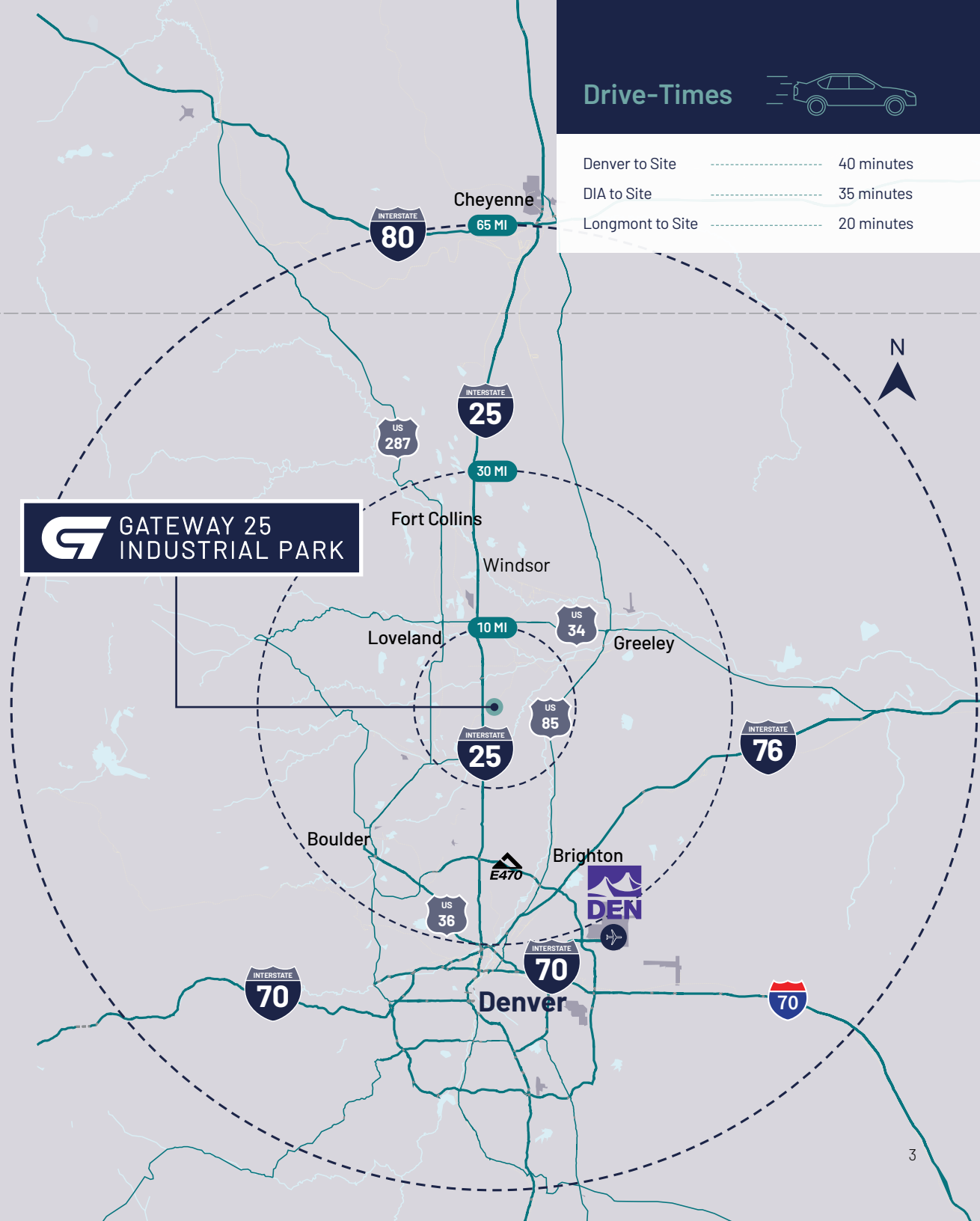
- Potential rail access to OmniTrax adds a powerful multimodal dimension, enabling efficient bulk freight movement and reducing dependence on over-the-road trucking. Gateway 25 Industrial Park keeps your supply chain flowing.
- The park's location is within minutes of established workforce communities, supporting recruitment and retention across a broad range of industrial operations.

## Drive-Times



|                  |            |
|------------------|------------|
| Denver to Site   | 40 minutes |
| DIA to Site      | 35 minutes |
| Longmont to Site | 20 minutes |

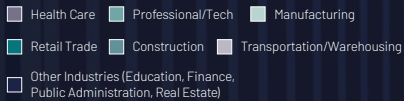
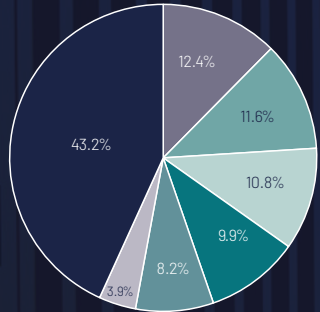
**G** GATEWAY 25  
INDUSTRIAL PARK



# A Strong, Skilled & Expanding Workforce

## Demographics and Workforce Overview • 20 mile radius

### Employment by Industry 20-mile radius



Strong in manufacturing, construction and logistics to support industrial growth.

### Workforce Composition 20-mile radius



A highly skilled workforce with strong representation across technical and industrial sectors.

### Top Specialized Occupations 20-mile radius



#### Architecture & Engineering

**1.75 LQ**

75% more concentrated than U.S. avg.



#### Computer & Mathematical

**1.50 LQ**

50% more concentrated than U.S. avg.



#### Construction & Extraction

**1.12 LQ**

12% more concentrated than U.S. avg.



#### Installation / Repair

**1.11 LQ**

11% more concentrated than U.S. avg.

### LARGE LABOR POOL

**398K+ employees**

within 20 miles across a diversified economy

### LOGISTICS ADVANTAGE

**Proximity to I-25**

and regional transportation corridors

### STRONG GROWTH

**Population and household**

growth continue to outpace national averages

### AFFLUENT MARKET

**High median income**

and net worth support a stable workforce

### DAYTIME POPULATION

**705K**

daytime population drives regional business activity and demand



# Strategic Location. Powerful Workforce.

## Demographics and Workforce Overview • 20 mile radius



**764,740**  
POPULATION  
within 20 miles



**398,544**  
EMPLOYED WORKFORCE  
within 20 miles



**3.6%**  
UNEMPLOYMENT RATE  
Strong & Stable Labor Market



**\$104,642**  
MEDIAN HOUSEHOLD INCOME  
Affluent & Growing Workforce

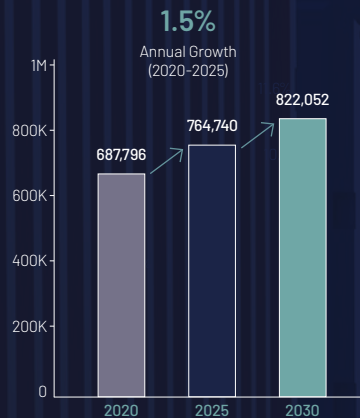


**705,347**  
DAYTIME POPULATION  
Regional Employment Base



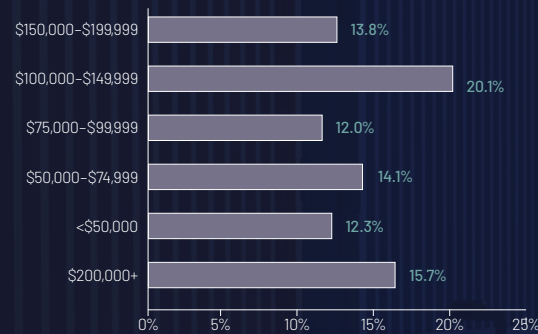
**822,052**  
PROJECTED POPULATION BY 2030  
Continued Growth & Opportunity

### Population Growth 20-mile radius



Strong and sustained population growth continues to expand the regional labor pool

### Household Income Distribution (2025) 20-mile radius



MEDIAN HOUSEHOLD INCOME  
**\$104,642**

AVERAGE HOUSEHOLD INCOME  
**\$104,642**



MEDIAN RESALE VALUE  
**\$625,000**

NEW CONSTRUCTION VALUE  
**\$700,000-\$725,000**



# GATEWAY 25 INDUSTRIAL PARK

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