

INDUSTRIAL/FLEX SPACE FOR LEASE

4007 & 4009 S. VALLEY DRIVE

MEAD, COLORADO 80504



EXCELLENT ACCESS TO INTERSTATE 25



5,000 - 10,000 SF FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



PRESENTED BY:

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PROPERTY SUMMARY

4007 & 4009 SOUTH VALLEY DRIVE | MEAD, CO 80504



Property Summary

Lease Rate:	\$13.00 PSF + NNN
2026 Triple Nets:	\$5.35 PSF
Building Size:	15,100 SF
Available SF:	5,000 - 10,000
Year Built:	1997
County:	Weld
Zoning:	General Commercial per the Town of Mead

Property Overview

Hard to find Industrial/Flex space for lease! 5,000 - 10,000 square feet at the northeast corner of the intersection of Interstate 25 and Highway 66. Excellent access to northern front range. 4007 has two restrooms and open display area. 4009 is a corner unit with two side loading docks, one front overhead door, 3 offices and one bathroom.

Highlights

- Power: 200 amps, 3 phase, 208 volts per bay
- Ceiling Height: 14' with 20' in center
- One (1) 14'x12" overhead door
- Radiant Heat
- Office space
- 4 reserved surface parking spaces and additional parking in rear of building
- Cost effective upgraded LED lighting
- Signage Available - Lighted Overhead and Street Facing
- Local Responsive Ownership

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PROPERTY PHOTOS - UNIT 4007

4007 & 4009 SOUTH VALLEY DRIVE | LONGMONT, CO 80504



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AERIAL MAP

4007 & 4009 SOUTH VALLEY DRIVE | MEAD, CO 80504



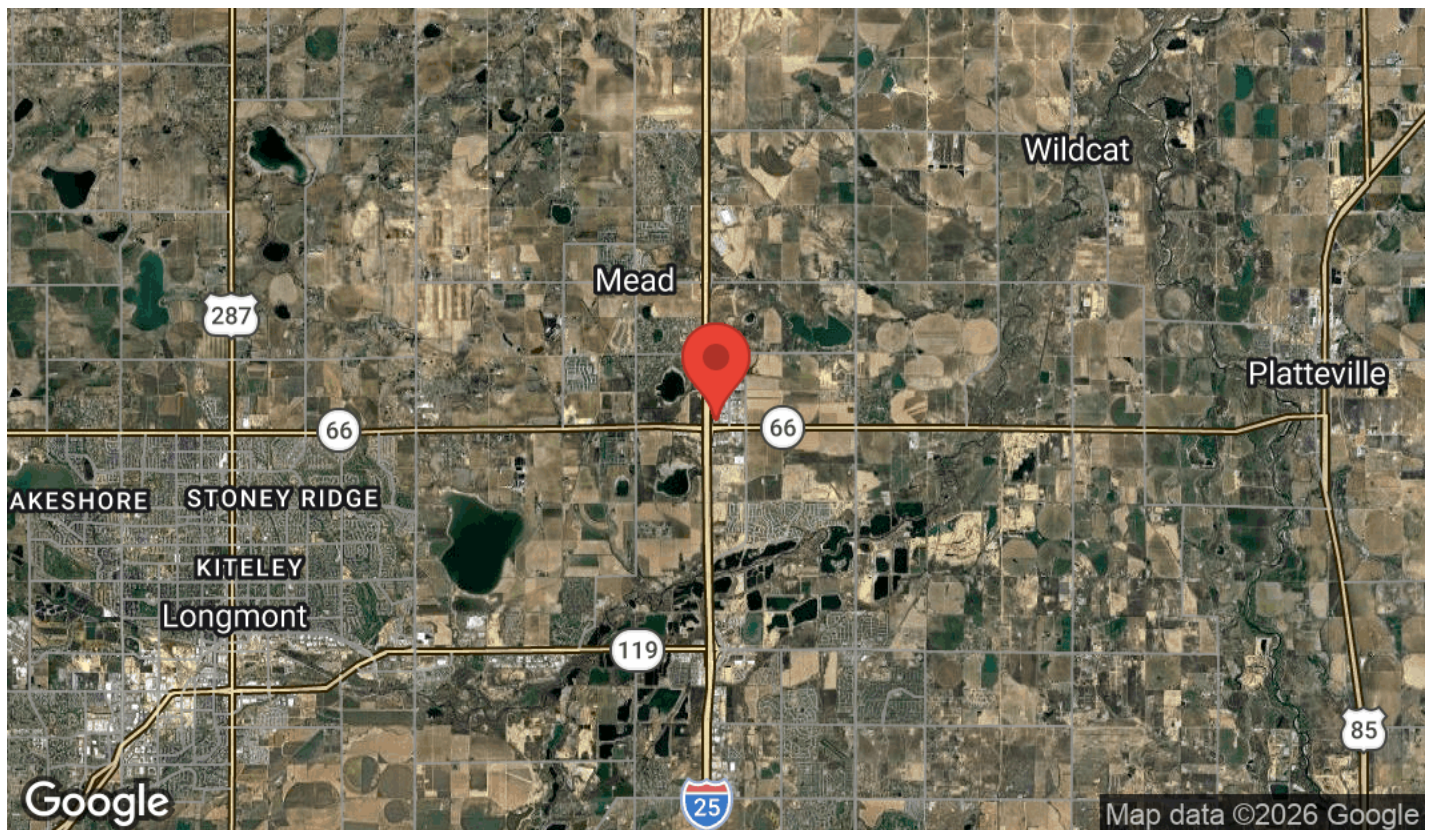
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LOCATION MAPS

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