

INDUSTRIAL/FLEX SPACE FOR LEASE

4007 & 4009 S. VALLEY DRIVE

MEAD, COLORADO 80504



5,000 - 10,000 SF FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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

PROPERTY PHOTOS - UNIT 4009

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ADDITIONAL PHOTOS OF UNIT 4007

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AERIAL MAP

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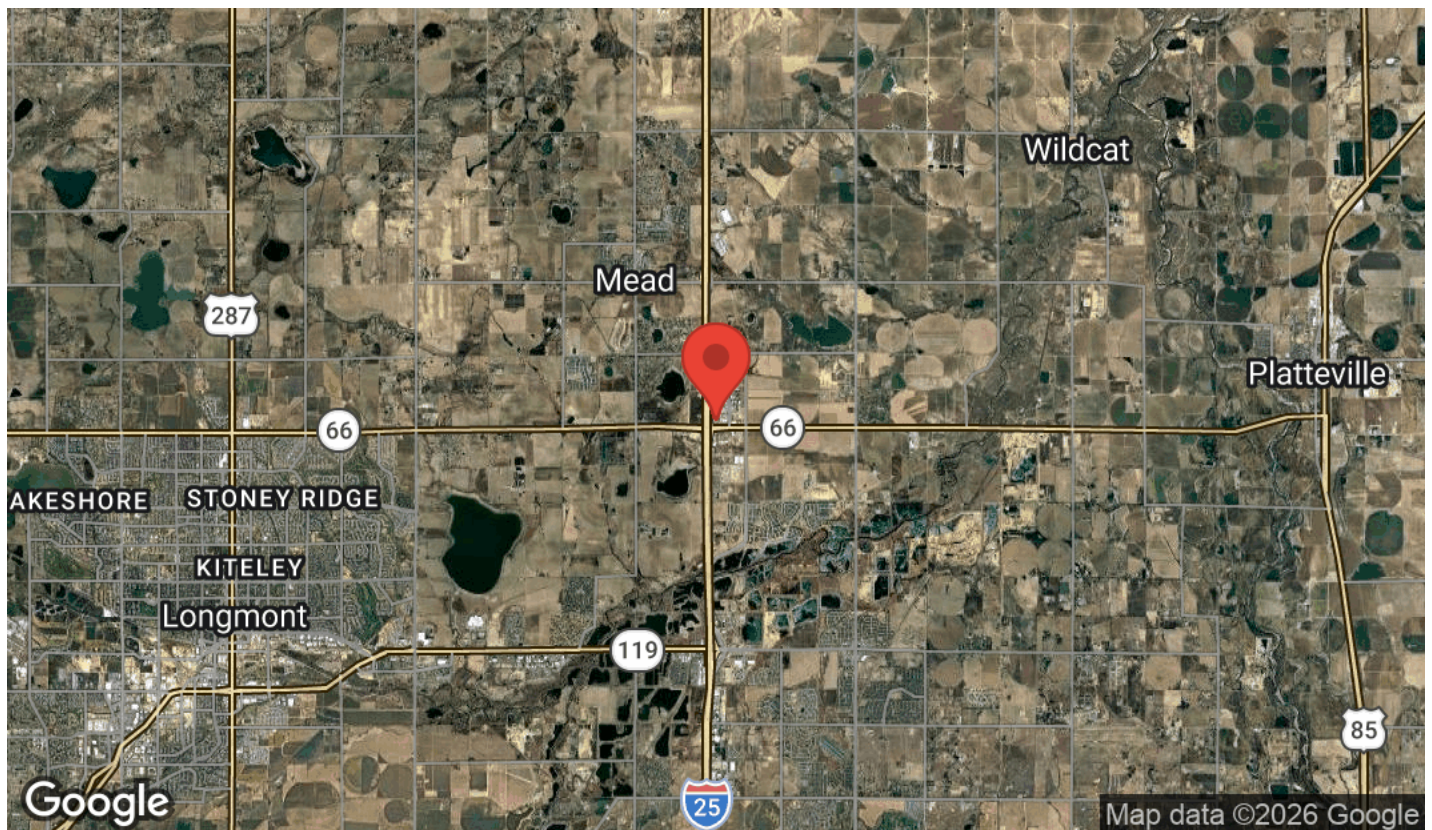
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LOCATION MAPS

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