

# FOR SALE

## 1,366 SF WAREHOUSE SPACE



**341 1st St., Unit B-1A, Mead, CO 80542**

### Property Highlights

- » Approximately 10' clear height — efficient warehouse for storage, light distribution, or small-bay industrial use
- » One 8' x 10' drive-in door — direct-grade access for loading, deliveries, and contractor/warehouse operations
- » Two interior support columns — structurally sound configuration with flexible racking and storage layout potential
- » 125-amp, 208V single-phase power — suitable for light industrial, warehouse, and small-scale operational users
- » Premium common area amenities and security features include perimeter fencing, on-site security cameras, a shared wash bay, potable fresh water supply, RV dump/waste station, and trash services

### Property Details

<b>Submarket</b>	Weld County
<b>Location</b>	Mead
<b>Building Size</b>	1,366 SF
<b>County</b>	Weld
<b>Year Built</b>	2017
<b>Zoning</b>	LI (Light Industrial)

**Sales Price: \$325,000**

For more information:

**KYLE BENSON**  
720-443-7363  
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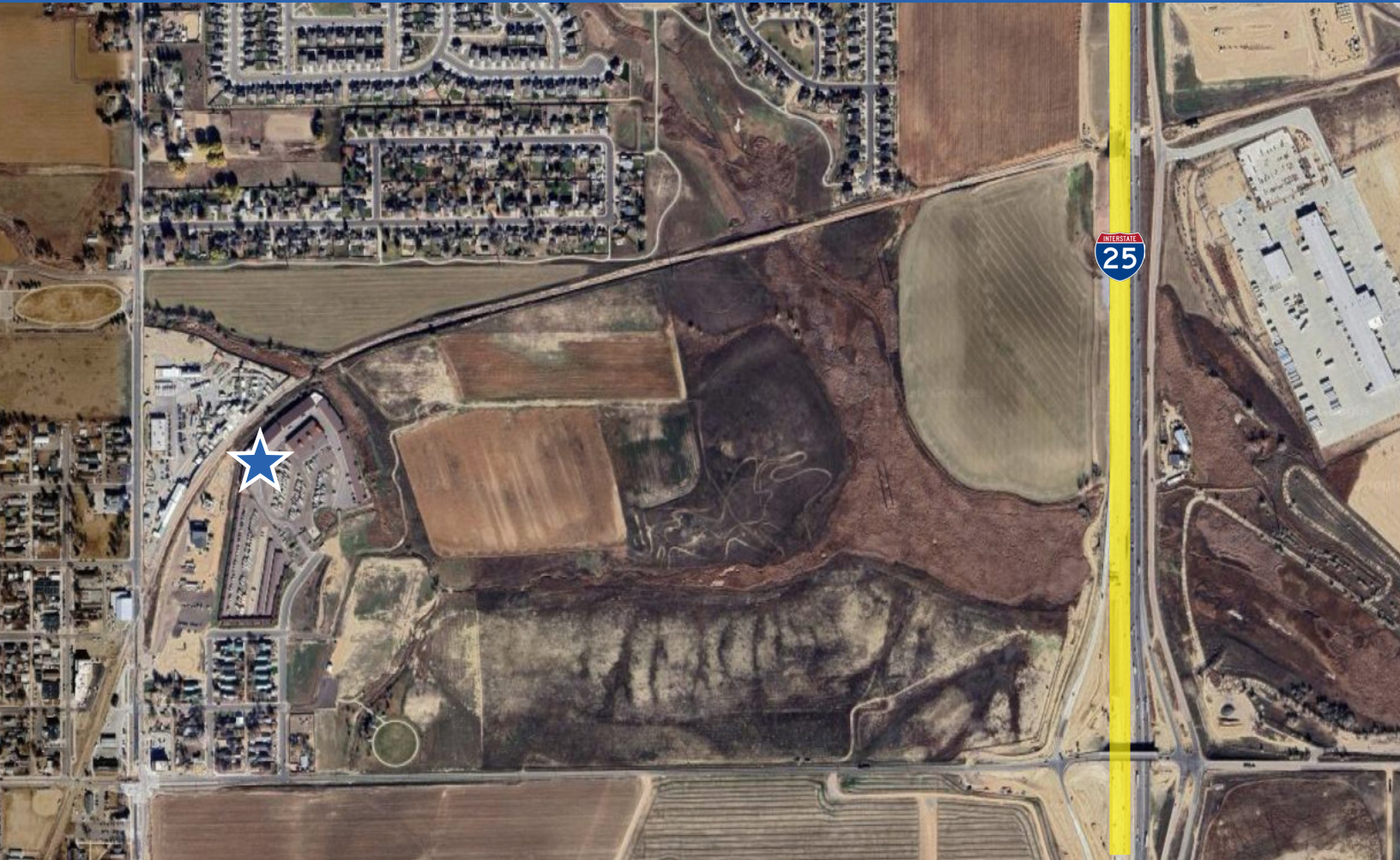
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## Location & Area Amenities

- » Prime Front Range location just off I-25, providing direct access to Denver, Fort Collins, and Northern Colorado's major industrial corridors
- » Located within the established Ultimate Garage Club / Mead industrial storage community, a secure and professionally managed development
- » Low congestion, wide road access, and truck friendly circulation ideal for service and storage users
- » Light industrial / commercial zoning, suitable for warehouse, storage, contractor use, or business operations



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