

PRIME INDUSTRIAL SPACE FOR LEASE

4333 HIGHWAY 66

MEAD, COLORADO 80504



YEAR 1 LEASE RATE: \$4.00/SF NNN

4333 HIGHWAY 66



LEASE RATE: \$8.95/SF NNN | EST. NNN: \$3.89/SF

**Also Available for Sale*

YEAR 1 LEASE RATE: \$4.00/SF NNN

Strategically located within the Sekich Business Park, less than half a mile from I-25, 4333 Highway 66 offers 26,074 square feet of versatile industrial and office space for lease. Available now, the space features two drive-in overhead doors, two dock-high doors, and a warehouse equipped with heaters and LED lighting. The entire property is also available for sale, offering an owner/user or investment opportunity. Centrally positioned between Denver, Boulder, and Fort Collins, this property provides convenient access across Northern Colorado.

PROPERTY DETAILS

Available Size:	26,074 SF
Building Size:	56,090 SF
Loading:	(2) Drive-In OHD's (2) Dock-High OHD's
Year Built:	1980; Improved in 1984 & 2006
Zoning:	Highway Commercial (HC) - Mead Link to Zoning Code



Multi-bay dock



2-Hour demising wall



Heaters & LED lighting in the warehouse



Located just off I-25



Centrally positioned between Denver, Boulder, and Fort Collins

USES ALLOWED

- Warehousing*
- Distribution*
- Light Manufacturing*
- Community Activity
- Religious Assembly
- General Offices
- Animal Boarding
- General Retail Sales & Services
- Rental Services (Indoor Display)
- Auto & Light Truck Repair
- Brewery/Distillery/Winery with On-Site Tasting Rooms

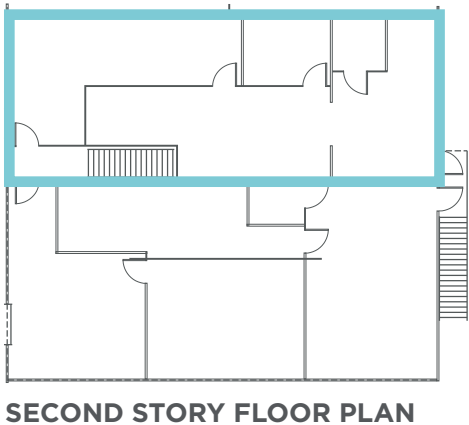
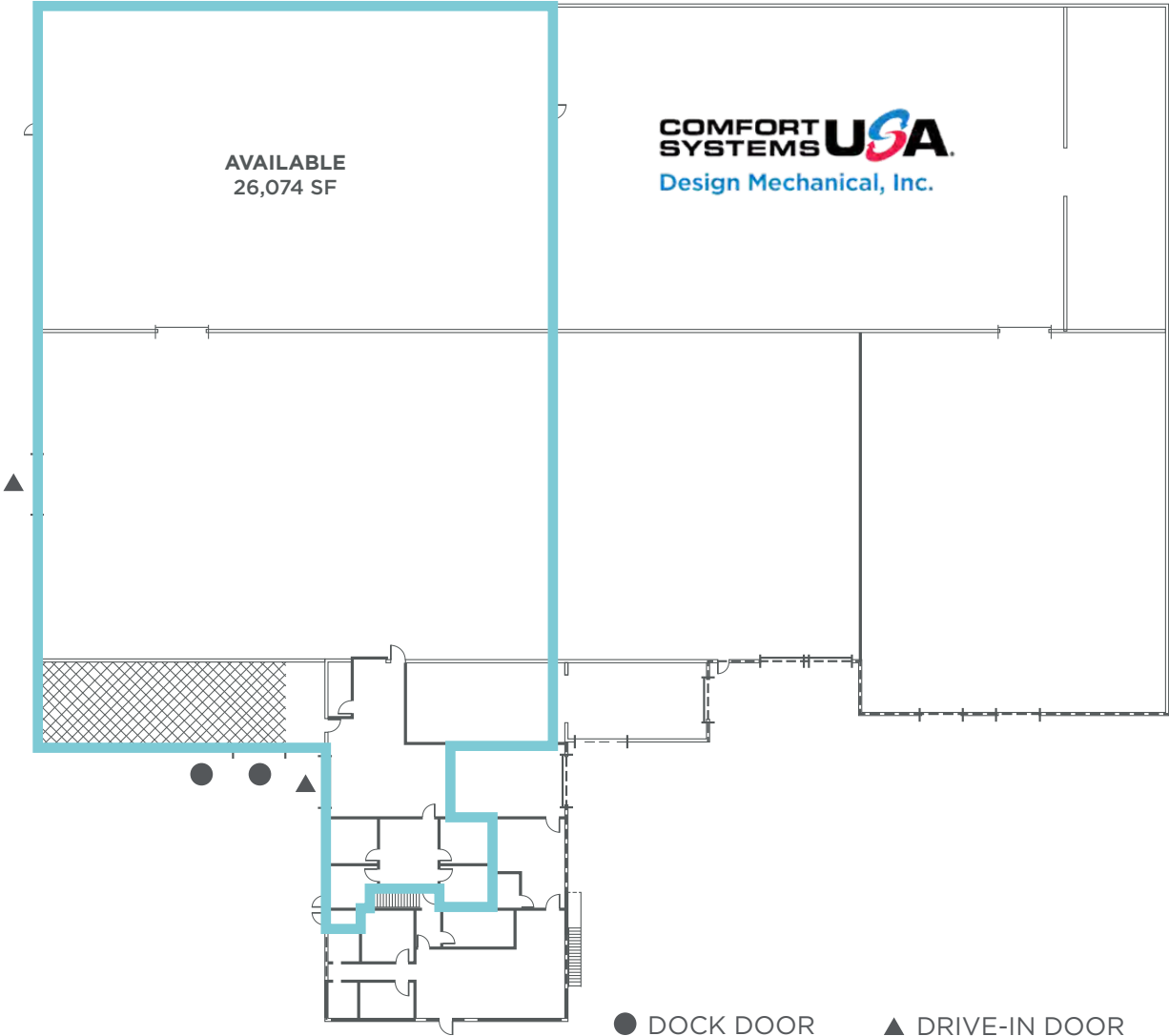
**Legal non-conforming uses*



4333 HIGHWAY 66



FLOOR PLAN



4333 HIGHWAY 66



4333 HIGHWAY 66

LOCATION OVERVIEW



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For more information, please contact:

Travis Ackerman
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com



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