

18,400 SF WITH 5.6 AC OF YARD FOR LEASE OR SALE

14133 COUNTY ROAD 9.5

LONGMONT, COLORADO 80504



14133 COUNTY ROAD 9.5
18,400 SF BUILDING

County Rd 9 1/2



14133 COUNTY ROAD 9.5

LONGMONT, COLORADO 80504

LEASE RATE: \$19.50/SF NNN
RENT FOR YEAR 1: \$15.00/SF NNN

SALE PRICE: \$5,000,000

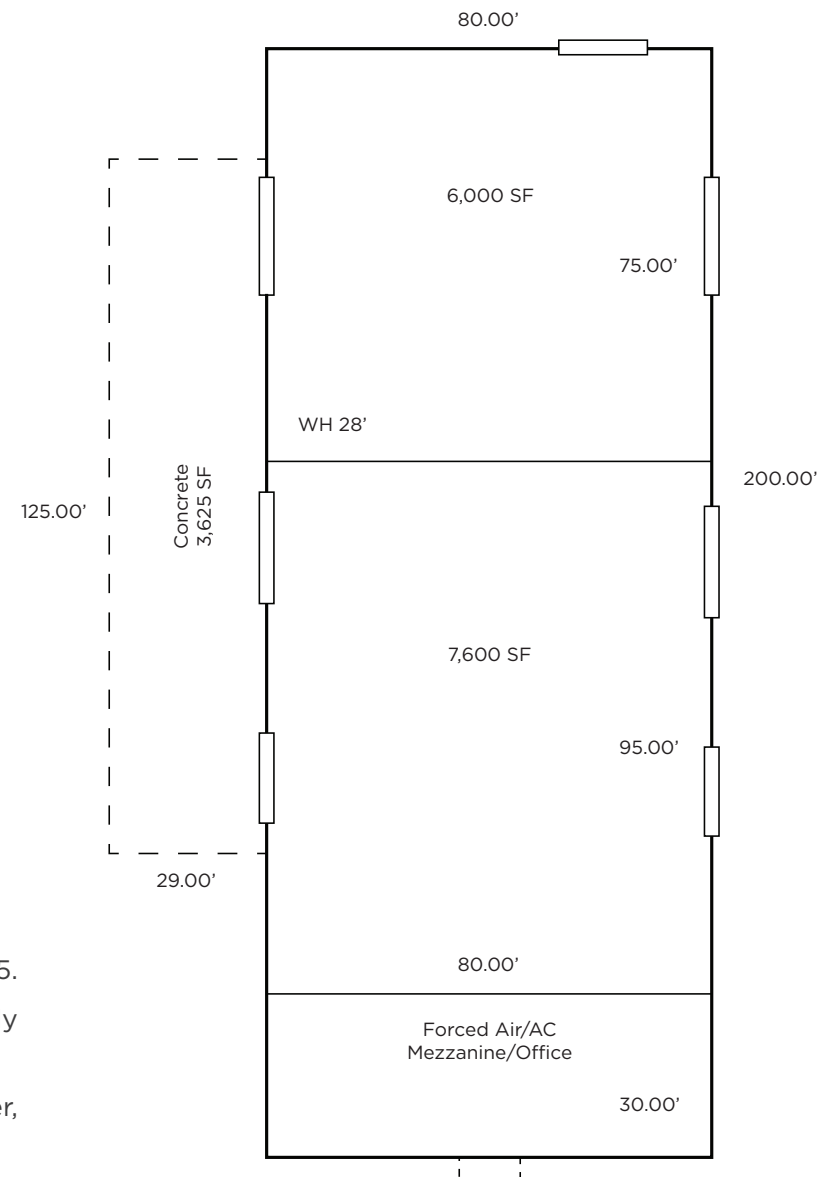
Property Features

The property is located just under half a mile from the key interchange of I-25 and US Highway 66, positioned approximately midway between Denver and Fort Collins, Colorado.

Total SF:	18,400 SF
Warehouse SF:	13,600 SF
Mezzanine Loft/Office SF:	4,800 SF
OPEX (2026)	\$7.37/SF
Stories:	2 (office portion only—2,400 SF)
Parking Spaces:	Ample
Clear Height:	30'
Drive-in Loading:	Four (4) 18'x20' drive-in doors Three (3) 12'x14' drive-in doors
Lot Size:	5.6 Acres
Zoning:	Light Industrial - Mead
County:	Weld

Property Highlights

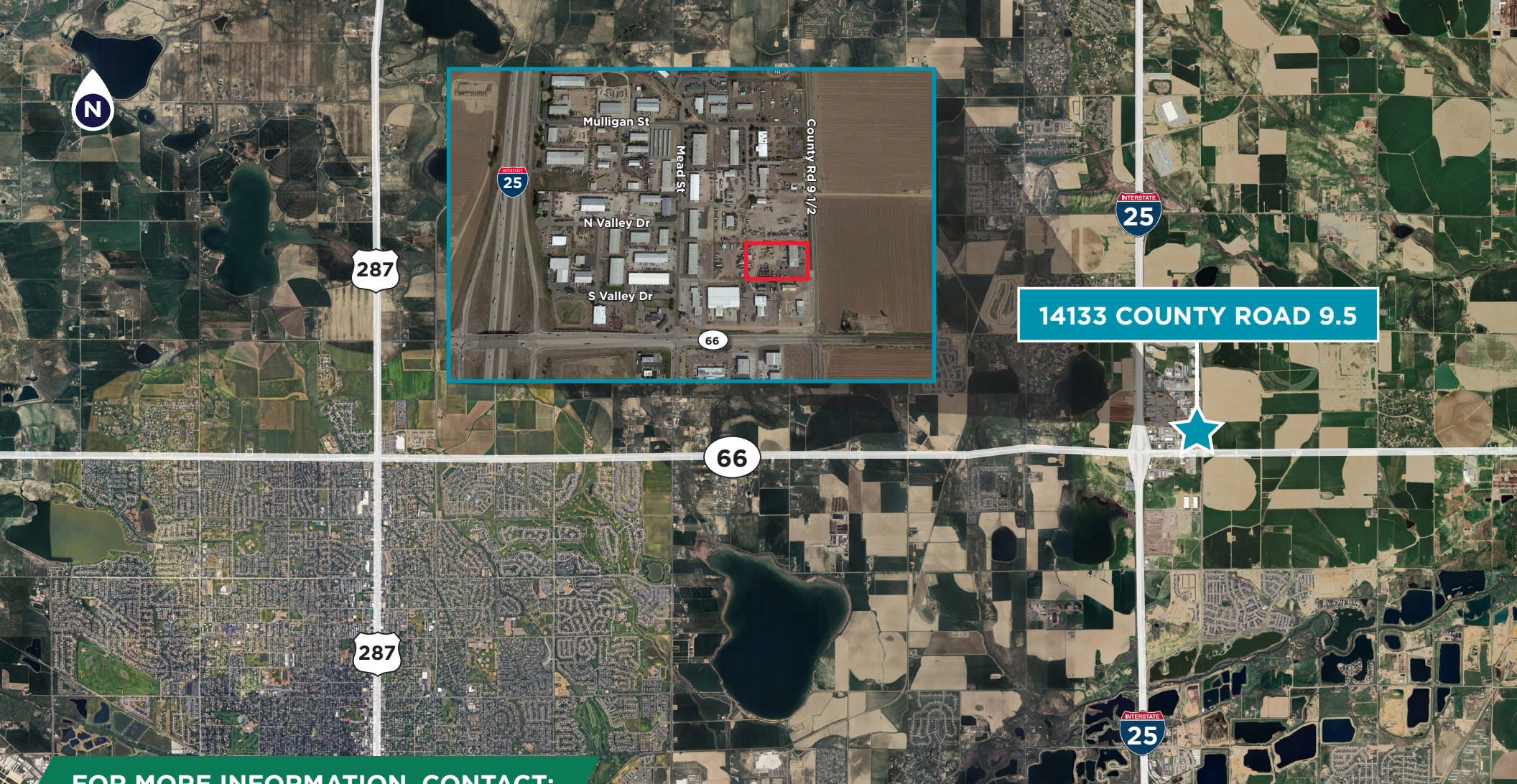
- The property is situated just under half a mile from the junction of US 66 and I-25.
- The property's prime visibility and convenient access to I-25 have consistently driven strong demand from industrial users over the past 3 to 5 years.
- The property features over five acres of secure, well-lit yard space with power, offering ample room for equipment and laydown storage.



14133 COUNTY ROAD 9.5

LONGMONT, COLORADO 80504





FOR MORE INFORMATION, CONTACT:

AARON VALDEZ, SIOR
Executive Director
+1 308 819 7333
aaron.valdez@cushwake.com

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

ALEC RHODES, SIOR
Executive Director
+1 303 312 4282
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM
Executive Director
+1 303 312 4296
t.smith@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

