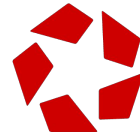


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TWO BAY INDUSTRIAL SPACE

3,600 ft² space, 60' X 60' clear, All the features below plus Office, ADA Bathroom, Mop Sink, 400 amps of 120V/240V 3-PH 4-wire power. Available **August 1st**.

\$12.00 - \$14.00 NNN (\$7.80) Term 3-5 Yrs

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At the Hwy 66/ I-25 Exit, on East Frontage Rd with quick, easy access to I-25. 10 minute drive to Longmont, 30 minute drive to Boulder or Denver. All units are 15' Clear, No Columns, R-20 walls & R-38+ ceiling Nat. Gas convection heater in Whse, Office heat pump, sprinkled, 6" Slab, two (2) West facing insulated 12'W x 14'H OHD w/opener, drive through truck court, 3 parking per unit. **Zoning:** Town of Mead - [General Commercial \(GC\)](#) - *Many uses allowed*



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Summit Commercial Brokers

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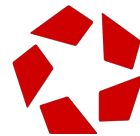
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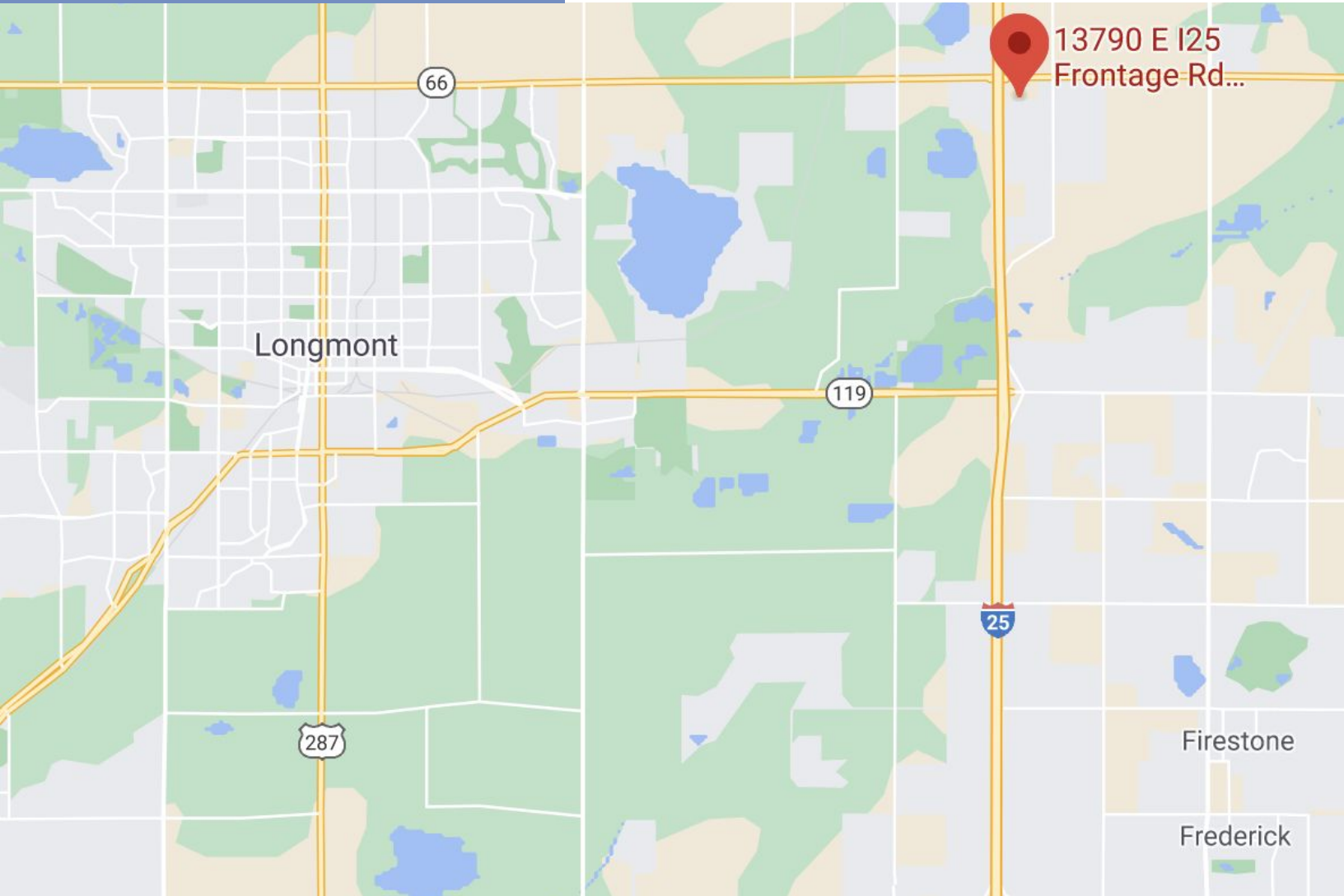
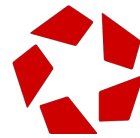
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