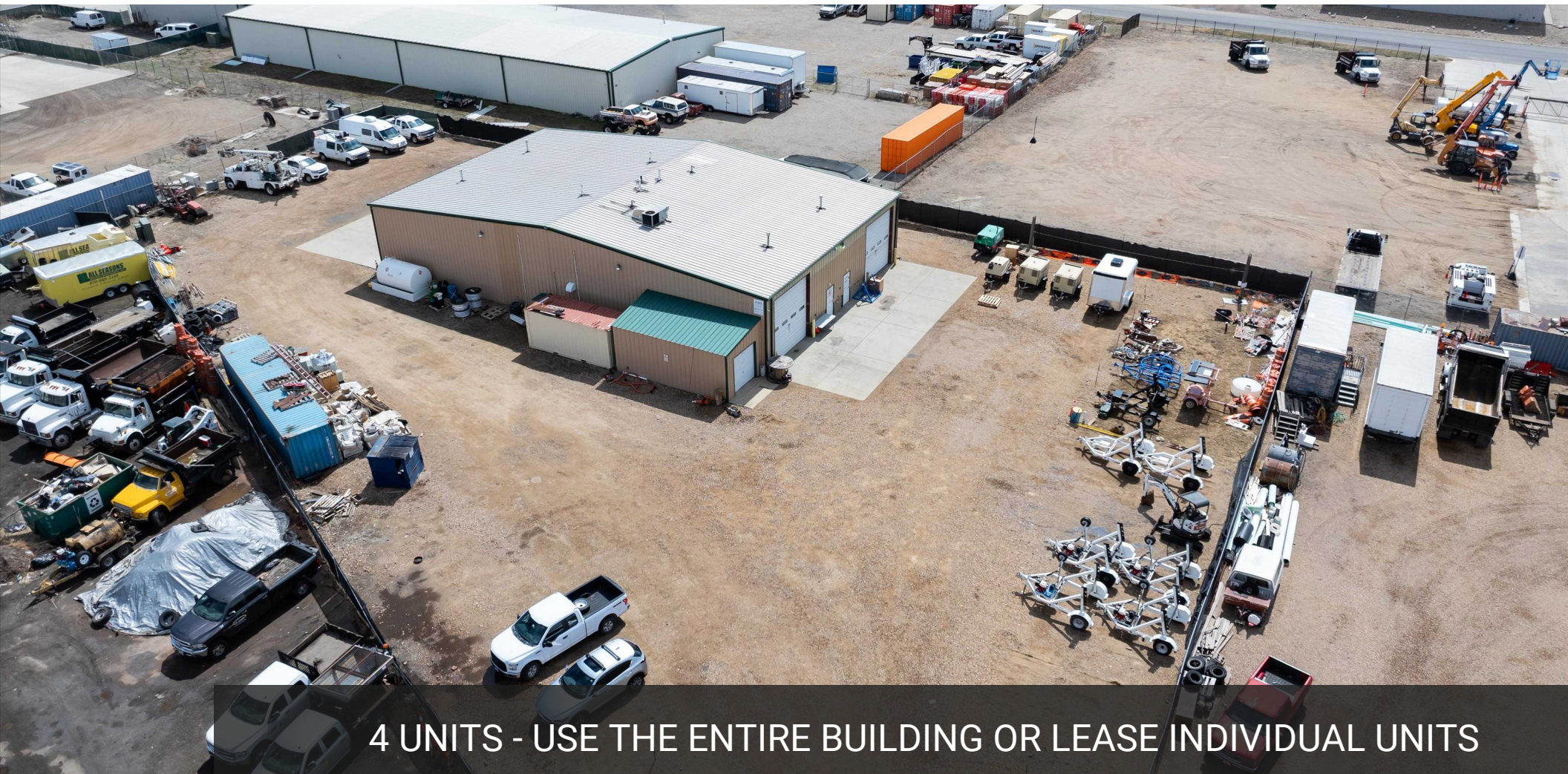


INDUSTRIAL FOR SALE

STANDALONE SHOP WITH A FENCED 1 ACRE STORAGE YARD BY I-25

14274 LONGS PEAK COURT, MEAD, CO 80504



4 UNITS - USE THE ENTIRE BUILDING OR LEASE INDIVIDUAL UNITS

PRESENTED BY:

EDITE LAWRENCE, CCIM

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Colorado

PROPERTY SUMMARY

Longs Peak Court | Mead, CO 80504



Property Summary

Price:	\$1,350,000
Building SF:	6,540
Warehouse SF:	6,300
Office	240
Units	1-4
Lot Size:	0.94 Acres
Clear Height:	16-20 feet
Drive in Doors	Four 14x14
Year Built	2001
Water	City
Sewer	Septic
Yard:	Storage allowed

Property Overview

Standalone shop with a fully fenced 1-acre yard. Right off Hwy 66 and I-25. 4 units, all separately metered except water. Each unit has 1 bathroom and a 14x14 drive-in door. Use the entire building or lease individual units.

Location Overview

LI - Light Industrial Zoning. Allowed uses: Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles), Farm equipment sales & service, General retail sales, indoor operations display & storage, outdoor storage or loading, auto & light truck mechanical repair, body shop, and others.

PROPERTY PHOTOS

14274 Longs Peak Court | Mead, CO 80504

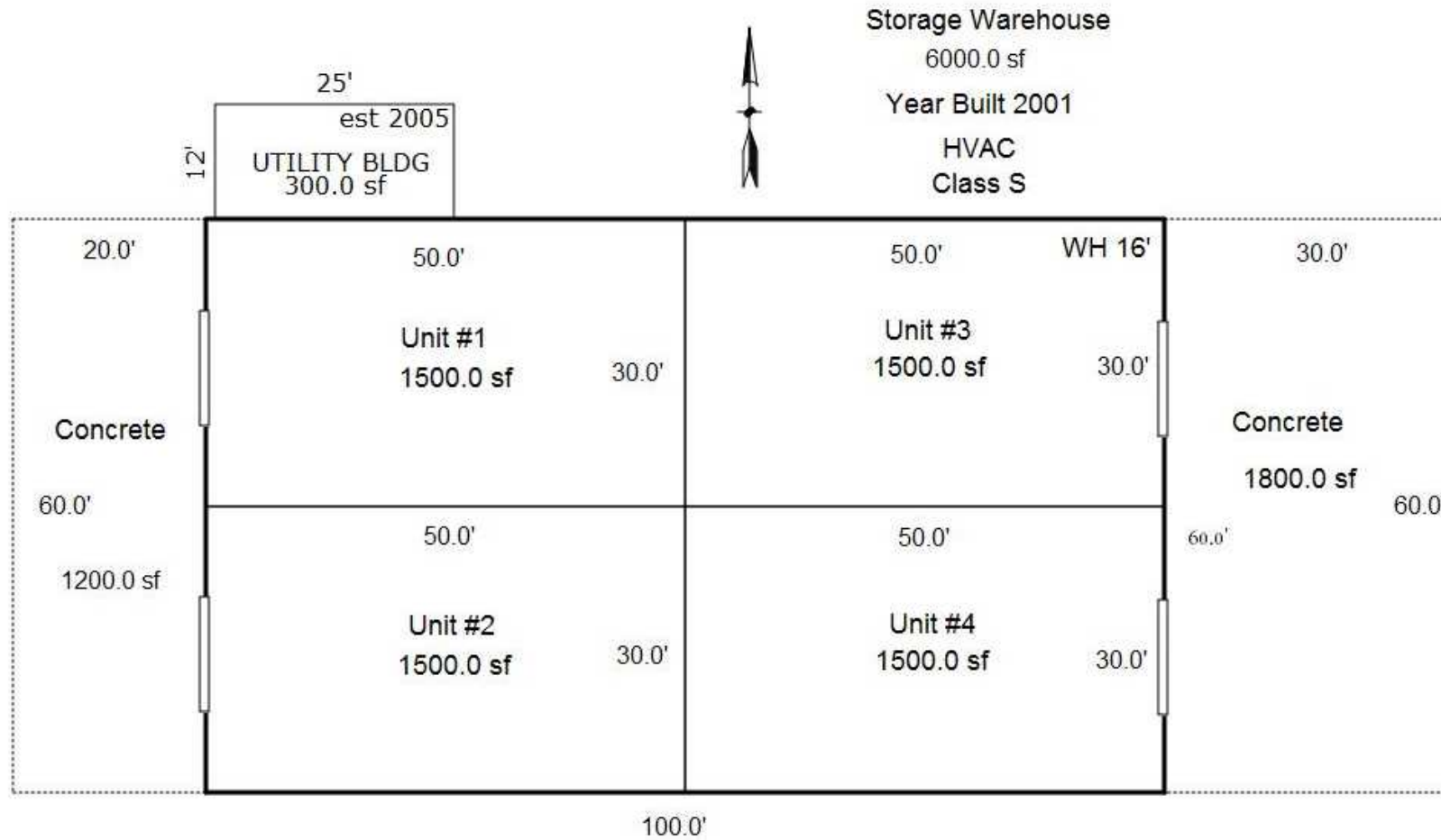


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FLOOR PLAN

Longs Peak Court | Mead, CO 80504



rch by Apex Sketch

LOCATION MAPS

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