

INDUSTRIAL FOR SALE

STANDALONE INDUSTRIAL WITH FENCED STORAGE YARD BY I-25

LONGS PEAK COURT, MEAD, CO 80504



1-4 UNIT WAREHOUSE IN A CENTRAL LOCATION

PRESENTED BY:

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CCIM

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Colorado

PROPERTY SUMMARY

Standalone Industrial w Fenced Storage Yard
Longs Peak Court | Mead, CO 80504



Property Summary

Price:	\$1,450,000
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
Available for Move in	Nove/Dec 2024
Occupancy:	100% Owner User Occupied
Yard:	Storage allowed

Property Overview

Rare stand alone industrial building with fully fenced yard. Located in the Sekich Business Park right off Hwy 66 and I-25. Sits on 0.94 acre lol. Four 1500 sf units, all separately metered, except water. Each unit has a bathroom and one 14x14 drive-in door. 300 sf attached utility garage, mezzanine office.

Currently all occupied by owner user, previously all leased to different tenants. Owner to lease back until Nov/Dec 2024. Will be delivered vacant. Easy to lease, in high demand units with storage yard.

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.

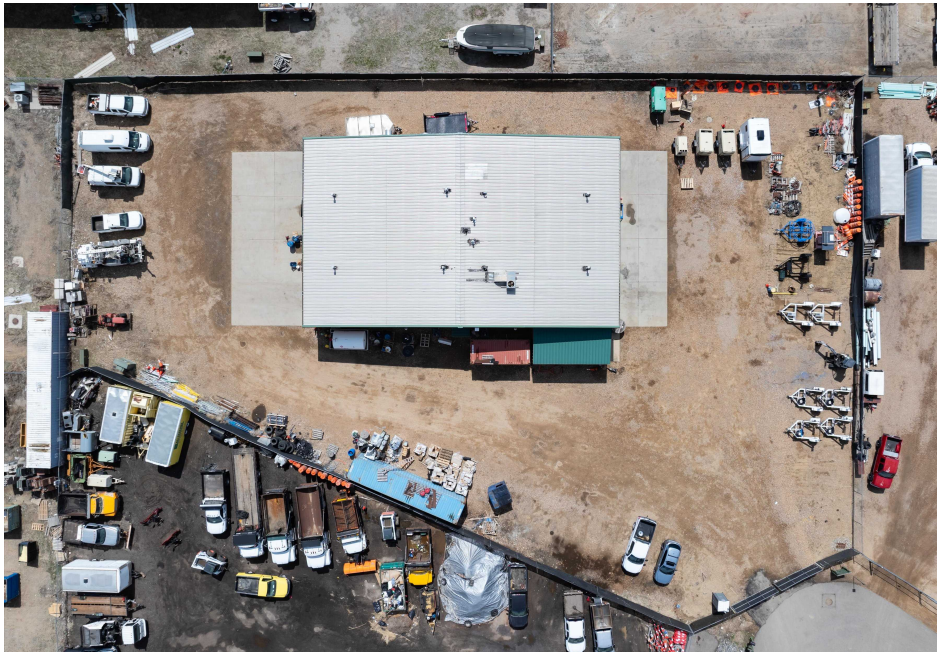
PROPERTY PHOTOS

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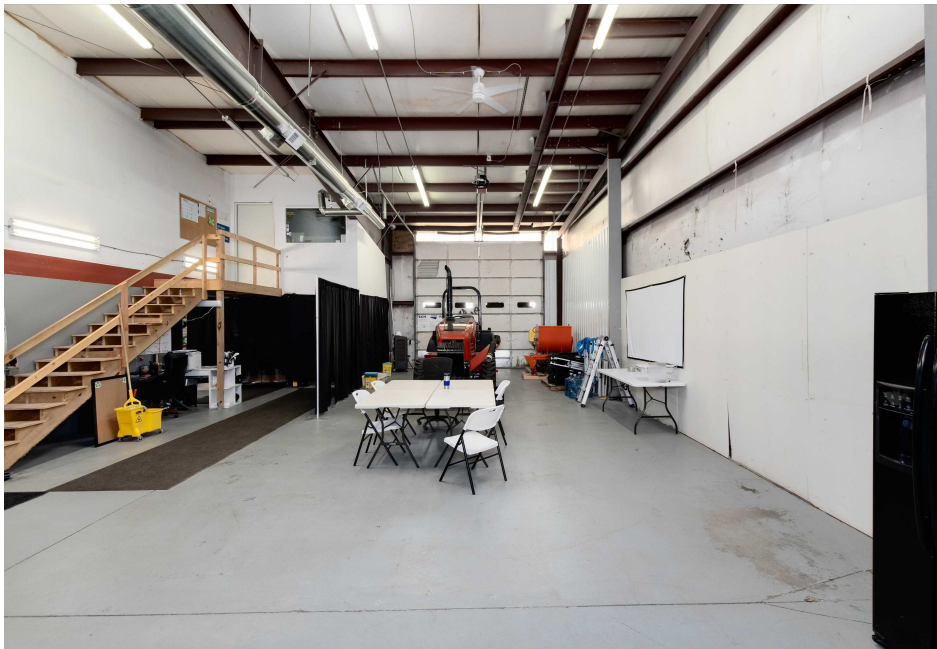


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LOCATION MAPS

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