

14000 MEAD STREET

LONGMONT, COLORADO 80504

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



FOR SALE

Free-Standing Building With Large Yard For Sale

BUILDING SIZE: 22,138 SF

SITE SIZE: 2.26 ACRES

PROPERTY HIGHLIGHTS

- Clean, free-standing building
- Large yard
- Versatile loading
- 1 turn access to I-25
- Sprinklered building
- Front park, rear load

Lease that runs through 6/15/2021 with
Tenant likely vacating sooner



FOR SALE:
\$2,600,000.00
(\$117.44/SF)



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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Gruber

Commercial Real Estate Services

<https://grubercommercial.com>

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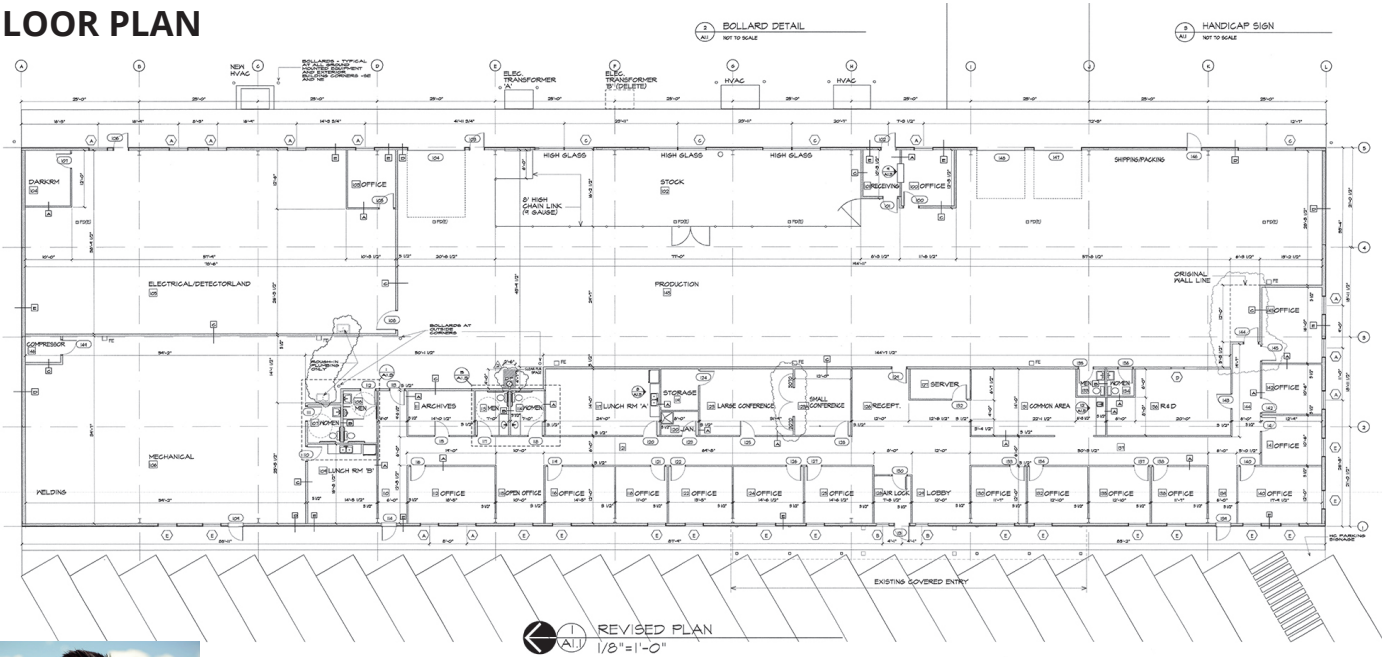
AERIAL



PROPERTY DETAILS

- **Building Size:** 22,138 SF
- **Site Size:** 2.26 acres
- **Office:** +/- 6,700 SF
- **Zoning:** Light Industrial
- **Clear Height:** 14 ft.
- **Power:** 800amps of 480/277 (to be verified)
- **Loading:** 2 dock-high doors, 1 drive-in
- **HVAC:** Office has A/C & gas-forced heat, warehouse has radiant heat
- **County:** Mead County
- **Subdivision:** Sekich Business Park
- **Taxes:** \$46,217.10 (2019)
- **DOC:** 1986 (Metal Building)

FLOOR PLAN



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