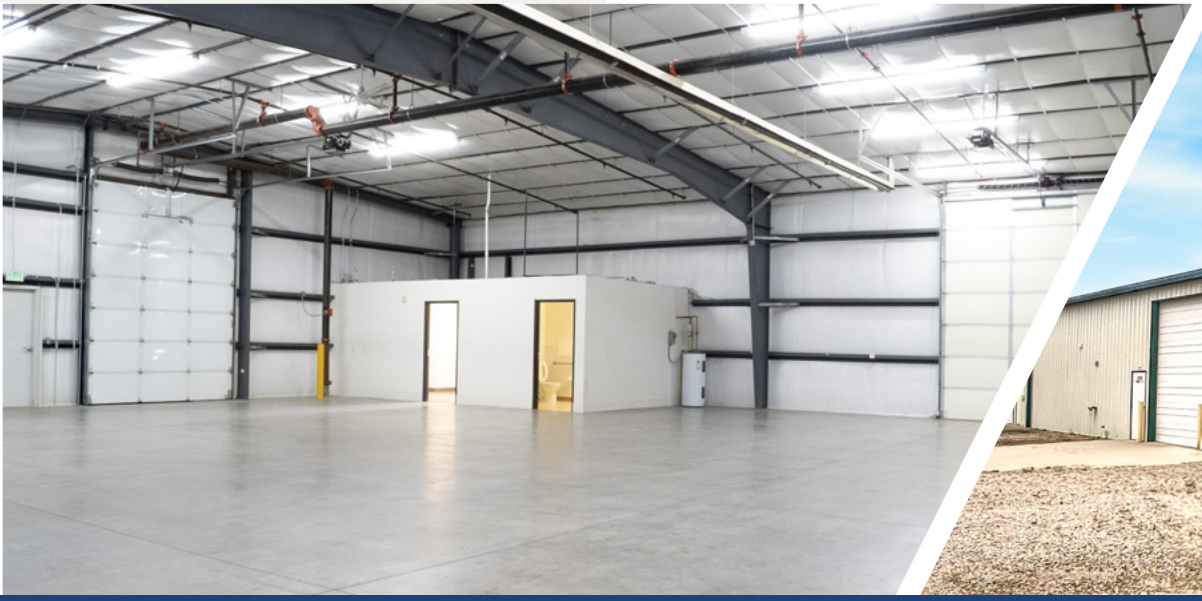

INCLUDES RARE, SECURE YARD SPACE

DEAN CALLAN
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HIGH UTILITY, CLEAN INDUSTRIAL SPACE FOR LEASE

14215 MEAD STREET, UNIT A, LONGMONT, COLORADO 80504

Introducing 14215 Mead Street, Unit A — a versatile 4,000 RSF industrial space ideally suited for businesses seeking functionality, flexibility, and operational efficiency in the Longmont/Mead area.

This well-maintained unit features two 14' drive-in overhead doors for seamless loading and unloading, 200 Amp power service, full sprinkler coverage, and a dedicated 2,500 SF fenced yard space for secure outdoor storage or operations. Additional amenities include a reception/office area and a restroom with shower facility. Located in a low-light pollution environment, the property offers a clean, professional setting with quick access to I-25.

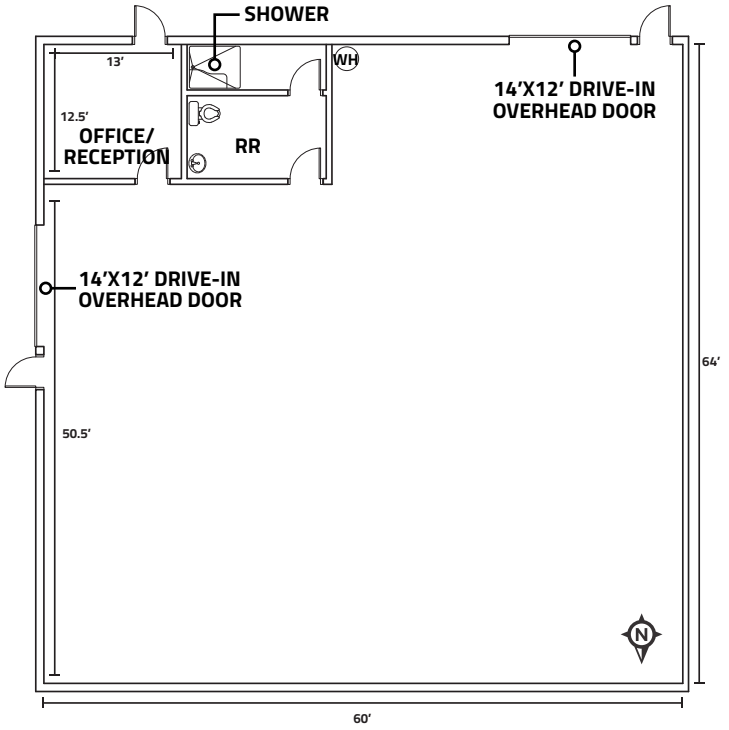
Call us for more information and to set up a tour.

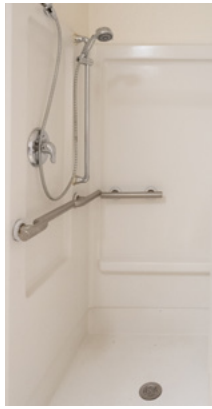
TERMS & FEATURES

Unit A:	4,000 SF
Lease Rate:	$11.25 / SF / NNN
Expenses:	$7.06 / SF (Est. 2026)
Dedicated Yard Space:	2,500 SF
Loading:	Two 14 ‘ drive-in overhead doors
Power:	200 Amps

- **Loading Access:** Two (2) 14-foot drive-in overhead doors for efficient truck and equipment access
- **Clear Height:** 13’6” ft - 15’ ft clear height, providing excellent vertical storage and operational flexibility
- **Electrical Service:** 200 Amp power supply, well-suited for a variety of industrial and light manufacturing uses
- **Fire Protection:** Fully sprinklered building for enhanced safety and code compliance
- **Includes Rare, Secure Yard Space:** 2,500 SF of dedicated, fenced yard space ideal for secured outdoor storage, parking, or operations
- **Office/Administrative:** Private reception/office area perfect for administrative functions or client meetings
- **Restroom Facilities:** Comfortable restroom with shower facility for employee convenience
- **Site Environment:** Low-light pollution setting, providing a cleaner, more professional atmosphere
- **Location & Access:** Excellent connectivity with quick access to I-25 for convenient commuting and shipping
- **Zoning:** LI (Light Industrial) - Intended industrial use to be verified with the Township of Mead, CO

UNIT A - FLOOR PLAN





N
North Valley Drive
Mead Street
FENCED/YARD
RARE, SECURE STORAGE
DESIGNATED YARD SPACE
PARKING
14'x12' DRIVE-IN
OVERHEAD DOOR
14'x12' DRIVE-IN
OVERHEAD DOOR
UNIT A

CO 66
I-25
CO 66
14215 MEAD STREET
North Valley Drive
UNIT A
Mead Street
N

DISTANCE MATRIX

Fort Collins	31 Miles	35 Minutes
Loveland	19 Miles	20 Minutes
Greeley	27 Miles	35 Minutes
Boulder	26 Miles	35 Minutes
Thornton	25 Miles	25 Minutes
Denver	34 Miles	35 Minutes

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