

FOR SALE

1,366 SF WAREHOUSE SPACE



MALMAN
REAL ESTATE



PRICE REDUCTION

341 1st St., Unit B-1A, Mead, CO 80542

Property Highlights

- » Approximately 10' clear height — efficient warehouse for storage, light distribution, or small-bay industrial use
- » One 8' x 10' drive-in door — direct-grade access for loading, deliveries, and contractor/warehouse operations
- » Two interior support columns — structurally sound configuration with flexible racking and storage layout potential
- » 125-amp, 208V single-phase power — suitable for light industrial, warehouse, and small-scale operational users
- » Premium common area amenities and security features include perimeter fencing, on-site security cameras, a shared wash bay, potable fresh water supply, RV dump/waste station, and trash services

Property Details

Submarket	Weld County
Location	Mead
Building Size	1,366 SF
County	Weld
Year Built	2017
Zoning	LI (Light Industrial)

Sales Price: ~~\$325,000~~
\$295,000

For more information:

KYLE BENSON
720-443-7363
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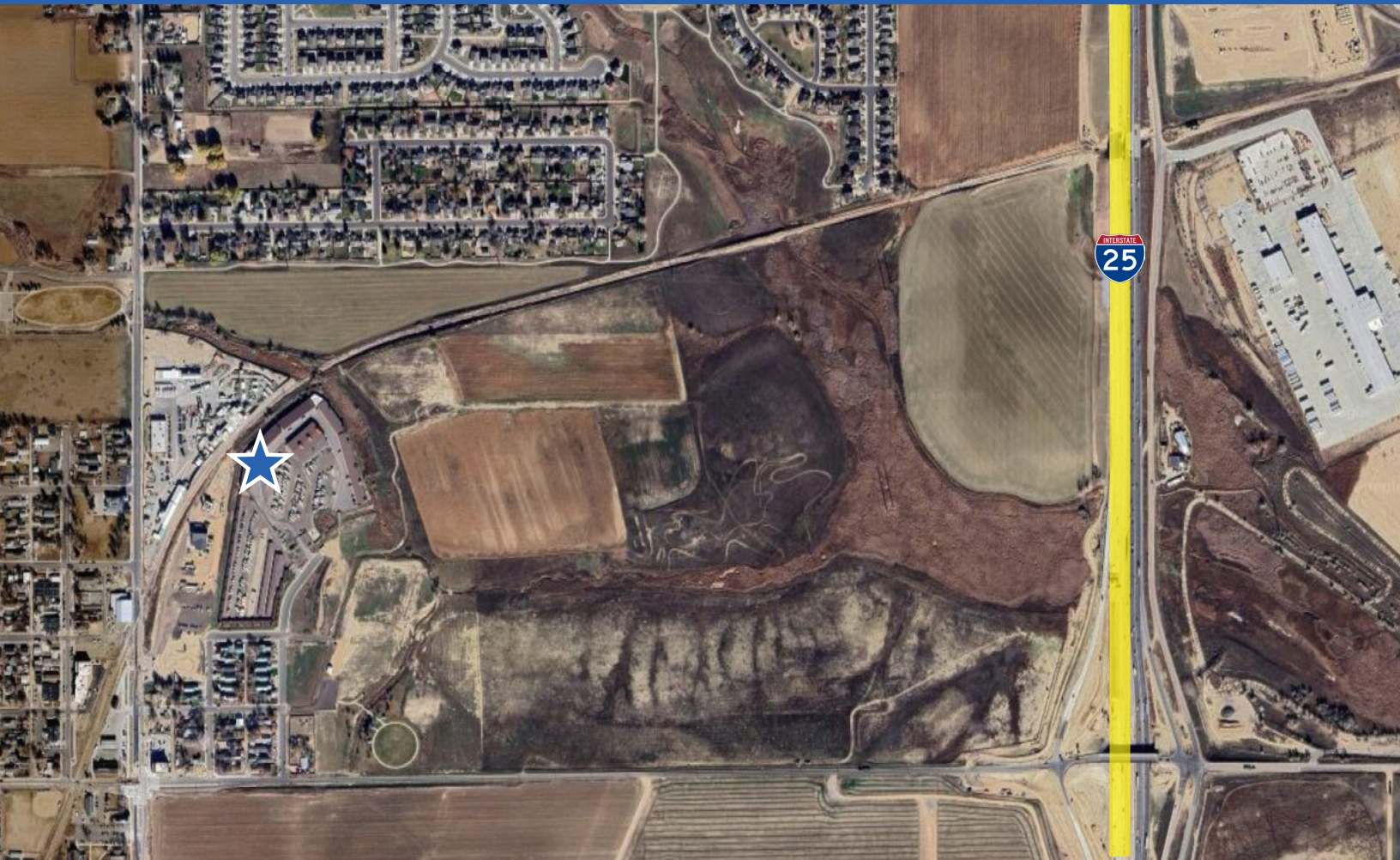


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Location & Area Amenities

- » Prime Front Range location just off I-25, providing direct access to Denver, Fort Collins, and Northern Colorado's major industrial corridors
- » Located within the established Ultimate Garage Club / Mead industrial storage community, a secure and professionally managed development
- » Low congestion, wide road access, and truck friendly circulation ideal for service and storage users
- » Light industrial / commercial zoning, suitable for warehouse, storage, contractor use, or business operations

Sales Price: \$295,000



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