

401 3RD ST. | MEAD, CO
**INDUSTRIAL
FOR SALE**



PROPERTY DETAILS

- Price: \$936,000
- Size:
 - 15,812 sf metal industrial
 - 2,565 sf legacy wood grainery
 - Metal grain silo
 - 1.08 acres
- Ample power
- Dock high and grade level loading
- Superb location close to amenities and I-25
- Excludes Mineral Rights

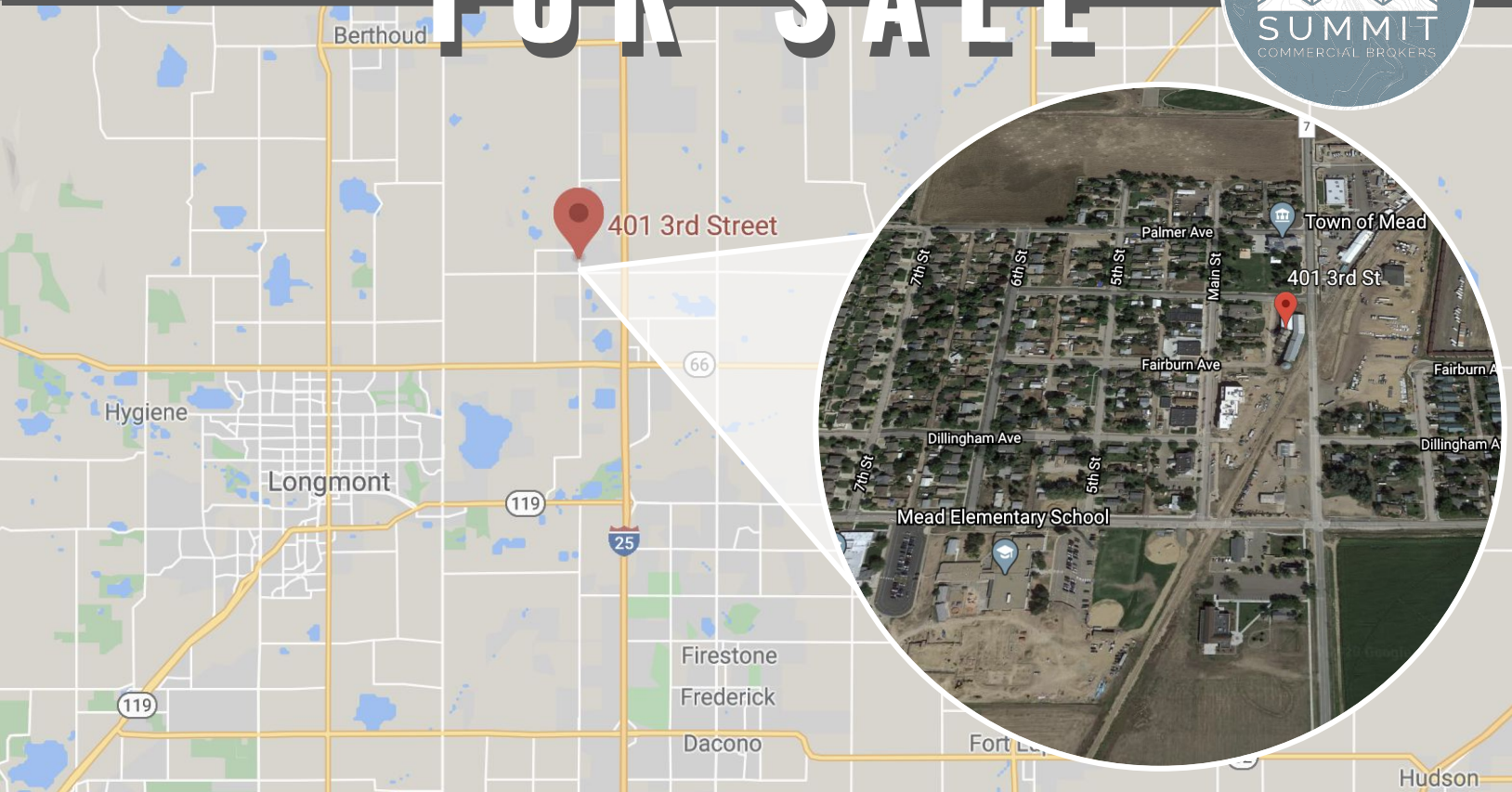
Property is zoned Downtown Mixed-Use (DMU), which allows specialty retail, offices and services like a restaurant / brew pub. The current non-conforming uses are as dry storage and light industrial welding fabrication. One possible higher & better use would be as Flex Commercial complex to take advantage of the ~19' clear height, the dock-high floor elevation, and the demand for space for service businesses. Located in a designated Colorado Enterprise Zone, and within Mead's Urban Renewal Authority and its Downtown Revitalization Facade Grant Program.

For more info,
please contact:

JD BELANGER
720.600.9084
jdbelanger1@gmail.com



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