BENCHMARK
COMMERCIAL REAL ESTATE



FOR SALE

$2,950,000

Office & New
Warehouse/Shop on 3 acres
Adjacent to I-25

13728 I-25 Frontage Rd.
Mead, CO 80504

*Lot Lines Approximate

PROPERTY FEATURES

PROPERTY USE	OFFICE & WAREHOUSE
POWER	SINGLE PHASE 100 AMPS (HOUSE) SINGLE PHASE 400 AMPS (WAREHOUSE) 3 PHASE AVAILABLE AT PROPERTY BOUNDARY LINE
BUILDING SIZE	2,564 SF OFFICE & 5,155 SF WAREHOUSE/SHOP WITH 1,059 SF ATTACHED COVERED STORAGE
LOT SIZE	3 ACRES (130,668 SF)
LOT DIMENSIONS	401 FT OF FRONTAGE X 325 FT
ZONING	AGRICULTURAL. SLATED FOR PLANNED INDUSTRIAL MIXED USE (CITY OF MEAD FUTURE LAND USE PLAN – 2018)
2025 TAXES	32,755.30
YEAR BUILT	1960 (OFFICE) & 2021 (WAREHOUSE)
CONSTRUCTION	AS-BUILT PLANS AVAILABLE
LOADING	TWO 14'X14' DRIVE-INS & ONE 12'X10'

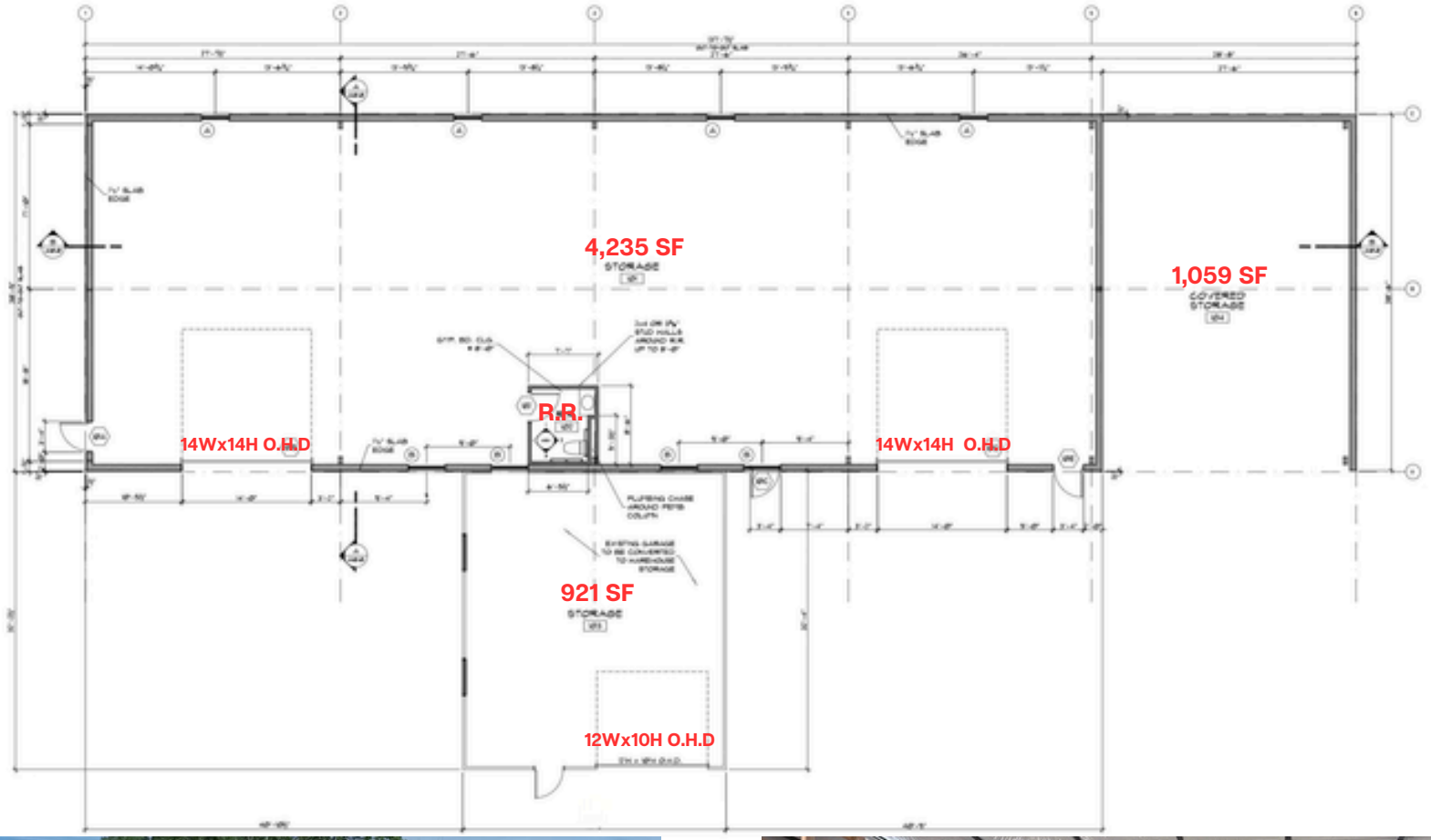


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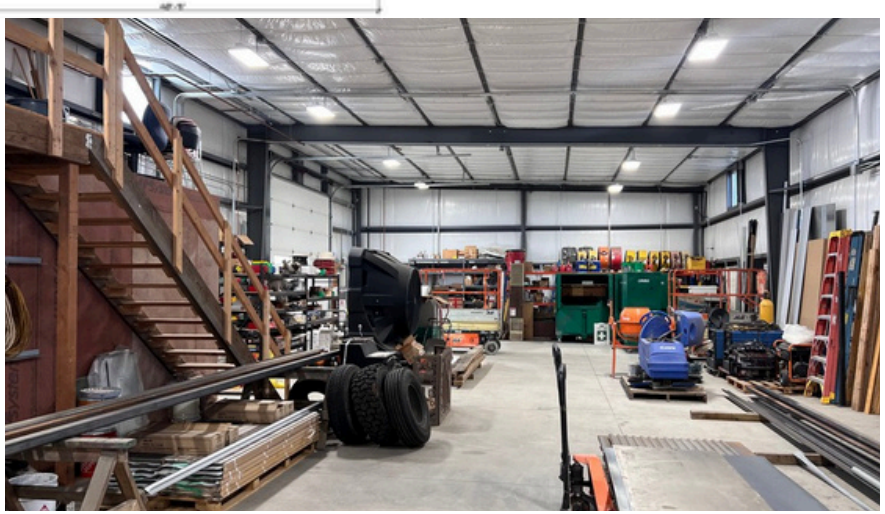
PROPERTY DESCRIPTION

13728 I-25 Frontage Road presents a highly visible commercial asset positioned directly along the I-25 corridor in Mead, Colorado. The Property benefits from exposure to 84,000+ VPD on I-25 and convenient frontage road access, offering flexibility for a range of commercial or industrial users.

The site is well suited for investors or owner-users seeking a strategic Northern Colorado location with strong accessibility and long-term growth potential. Its positioning along one of the region's primary transportation routes supports efficient operations while enhancing visibility and market presence.

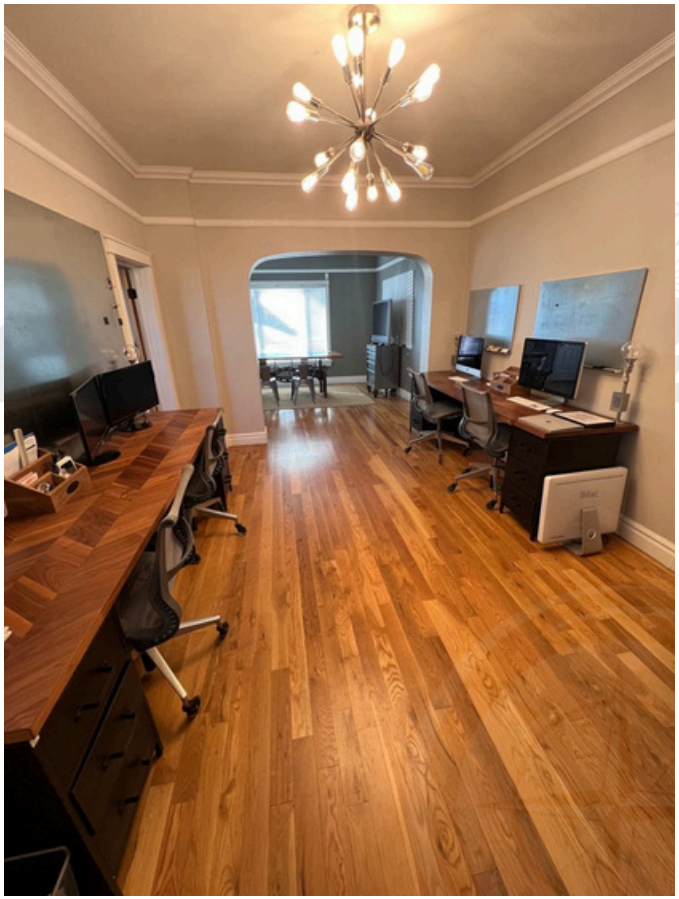

4,235 SF
STORAGE
1,059 SF
COVERED STORAGE
R.R.
14Wx14H O.H.D
14Wx14H O.H.D
921 SF
STORAGE
12Wx10H O.H.D









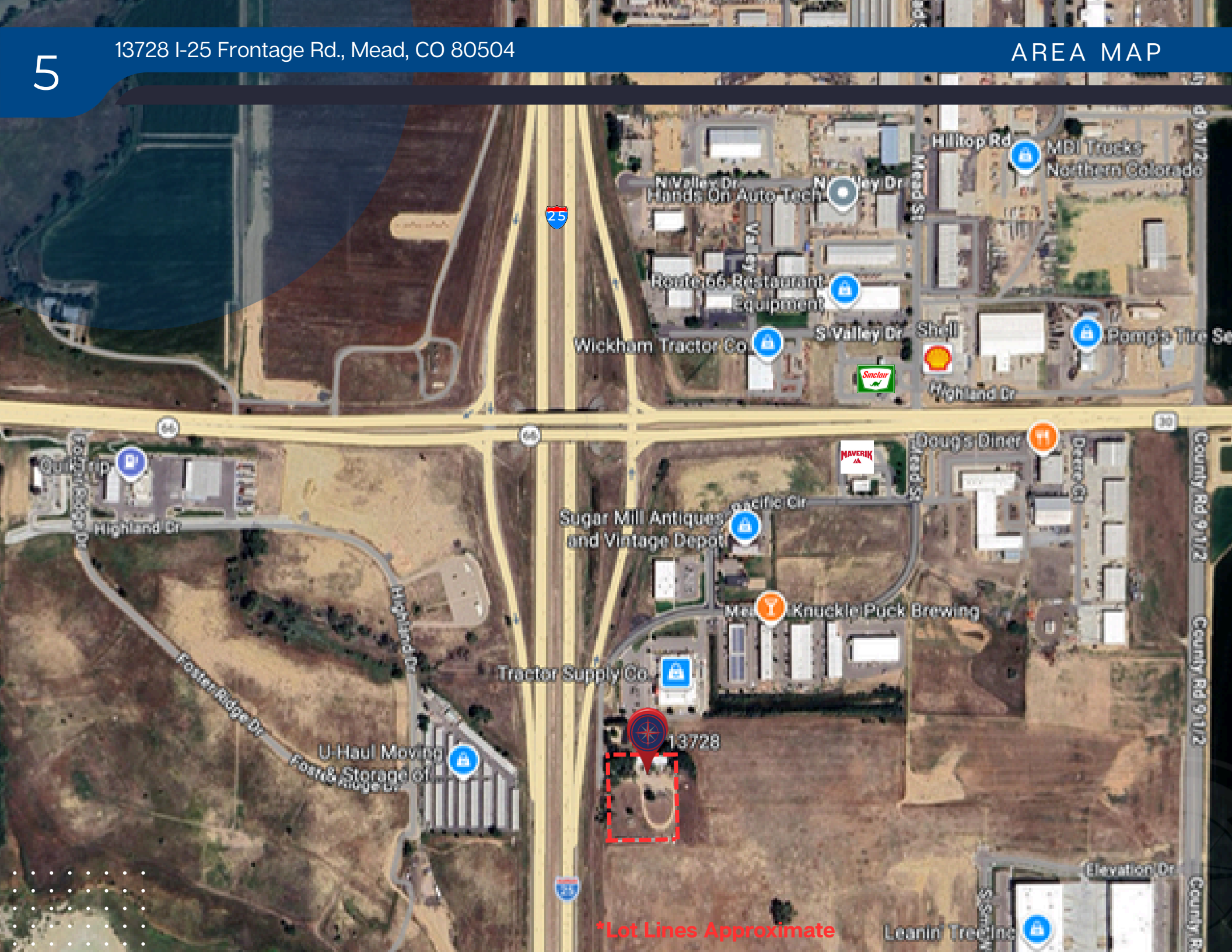






13728 I-25 Frontage Rd., Mead, CO 80504

AREA MAP



BENCHMARK
COMMERCIAL REAL ESTATE

DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

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