



ELEVATION 25

Elevate your business

4460 & 4480 ELEVATION DRIVE, MEAD, CO 80504

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Elevation 25 represents the rare opportunity to acquire two high-quality Class A industrial buildings in Mead, Colorado. Elevation 25 enjoys **immediate access to I-25 and is equidistant from Fort Collins, Boulder, and Denver**, offering the ability to service the Northern Colorado area as well as the Denver metro. The rent roll is comprised of four tenants with varying unit sizes and market rents 3% below market. With 9.09 years of WALT on the rent roll, investors are able to achieve stable cash flow in a 100% leased property. The subject properties are perfectly located to capitalize on growing tenants from Boulder and Longmont where minimal industrial product exists as well as Denver tenants that want to capitalize on the booming demographics North of Denver. The leasing success at the properties further demonstrates the demand in the area.



Located perfectly equidistant from Boulder, Denver, and Fort Collins.



Immediate access to I-25 and visibility to its 90,000 average daily traffic counts.



Overall vacancy has not surpassed 5.0% since 2013 in the Northern Colorado market.



The market has recorded rent growth of 13.5% over the past three years.

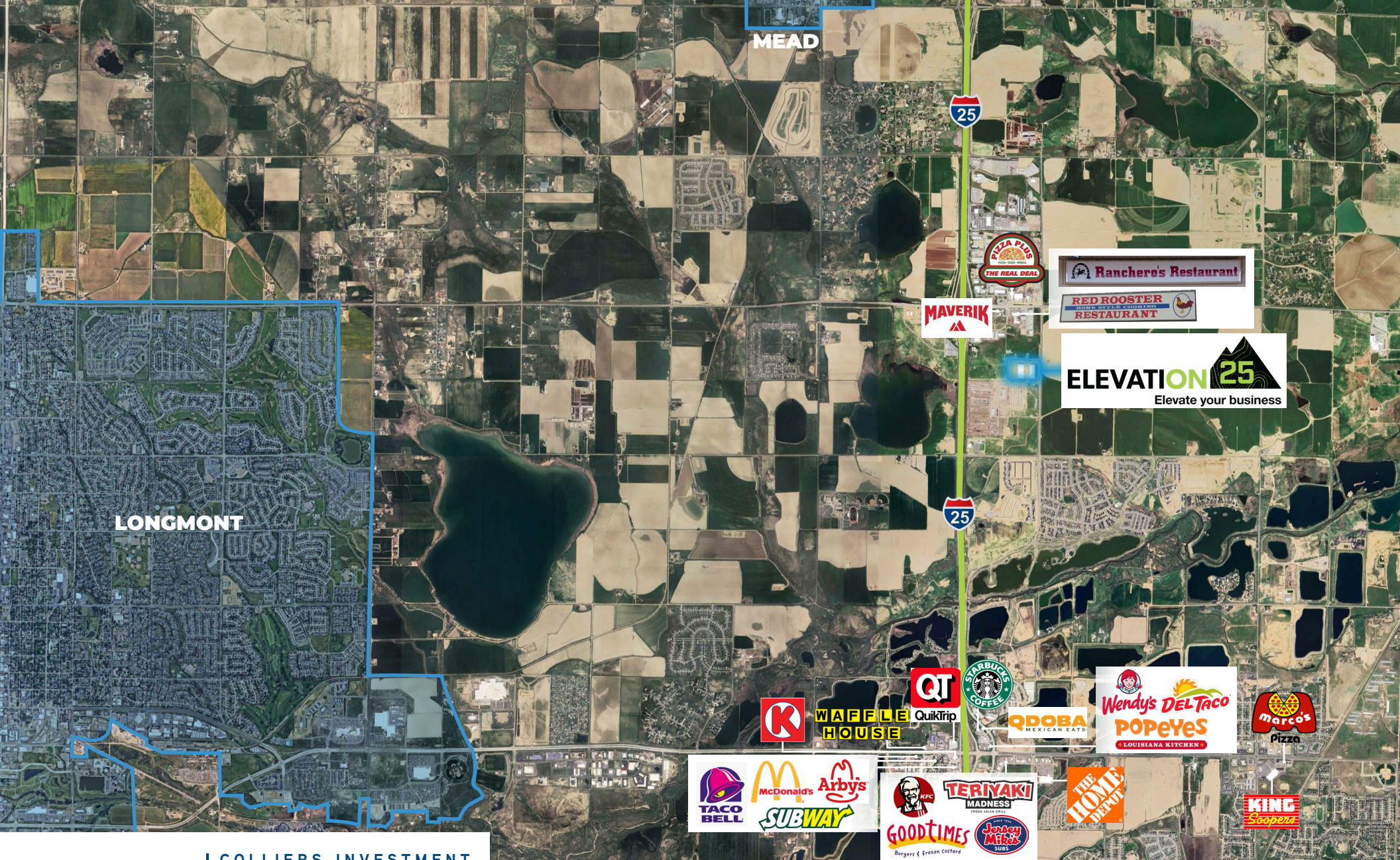


Leasing activity has averaged 1.7 MSF annually over the past three years, while representing the three strongest years in market history.



All four tenants at the property have come from the Boulder, Longmont, and North Denver areas, demonstrating the desirability and ease of expansion from these areas.

BUILDING 1	1	94,374	6.04	2023	100%	3
BUILDING 2	1	109,676	6.37	2023	100%	1
TOTAL	2	204,050	12.41	2023	100%	4
	Buildings	Square Feet	Acres	Year Built	Occupied	Tenants



LONGMONT

MEAD

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