

DEVELOPMENT READY + OUTDOOR STORAGE ABILITY + FLEXIBLE BTS OPTIONS

ELEVATION 25

ELEVATE YOUR BUSINESS



FOR LEASE OR SALE

ELEVATION DRIVE • MEAD CO 80504



MARK IV CAPITAL



CUSHMAN &
WAKEFIELD

CLASS A BUILD-TO-SUIT OPPORTUNITIES
ZONING: LIGHT INDUSTRIAL (TOWN OF MEAD)



Industrial Innovation Starts Here

With an unbeatable position along I-25, **Elevation 25** is the gateway to unparalleled visibility and access in Mead, CO. Designed to elevate companies in Colorado's prime business corridor, **Elevation 25** offers a unique opportunity with custom site planning and immediate proximity to Colorado's fastest growing population centers (Larimer & Weld Cos.) providing a dense and vibrant workforce.



Property Highlights

- Shovel-Ready Development Sites
- Custom Build-to-Suit Options Available
- Premier Location In High-Demand Submarket
- I-25 Visibility (104,000 Vehicles Per Day)
- Site Size Flexibility (Ability to Demise to <20K SF)
- Immediate Access To/From I-25
- 5.9% Sales Tax
- Outdoor Storage Allowed



Flexibility Meets Vision

Elevation 25 offers the ability to meet a wide array of site/building sizes. The following embedded plans are conceptual. Site and building size can be fully customized to meet tenant/user's specific needs.

Property Highlights:

- Strategic Location in High-Growth Submarket
- Flexible and Divisible Site Sizes
- Immediate Access & I-25 Visibility (104K VPD)
- Low Property Taxes
- State-of-Art Industrial Construction
- Access to Large Labor Pool
- Zoning Allows a Variety of Uses

CONCEPTUAL PLAN 1 (WITHOUT OUTDOOR STORAGE)



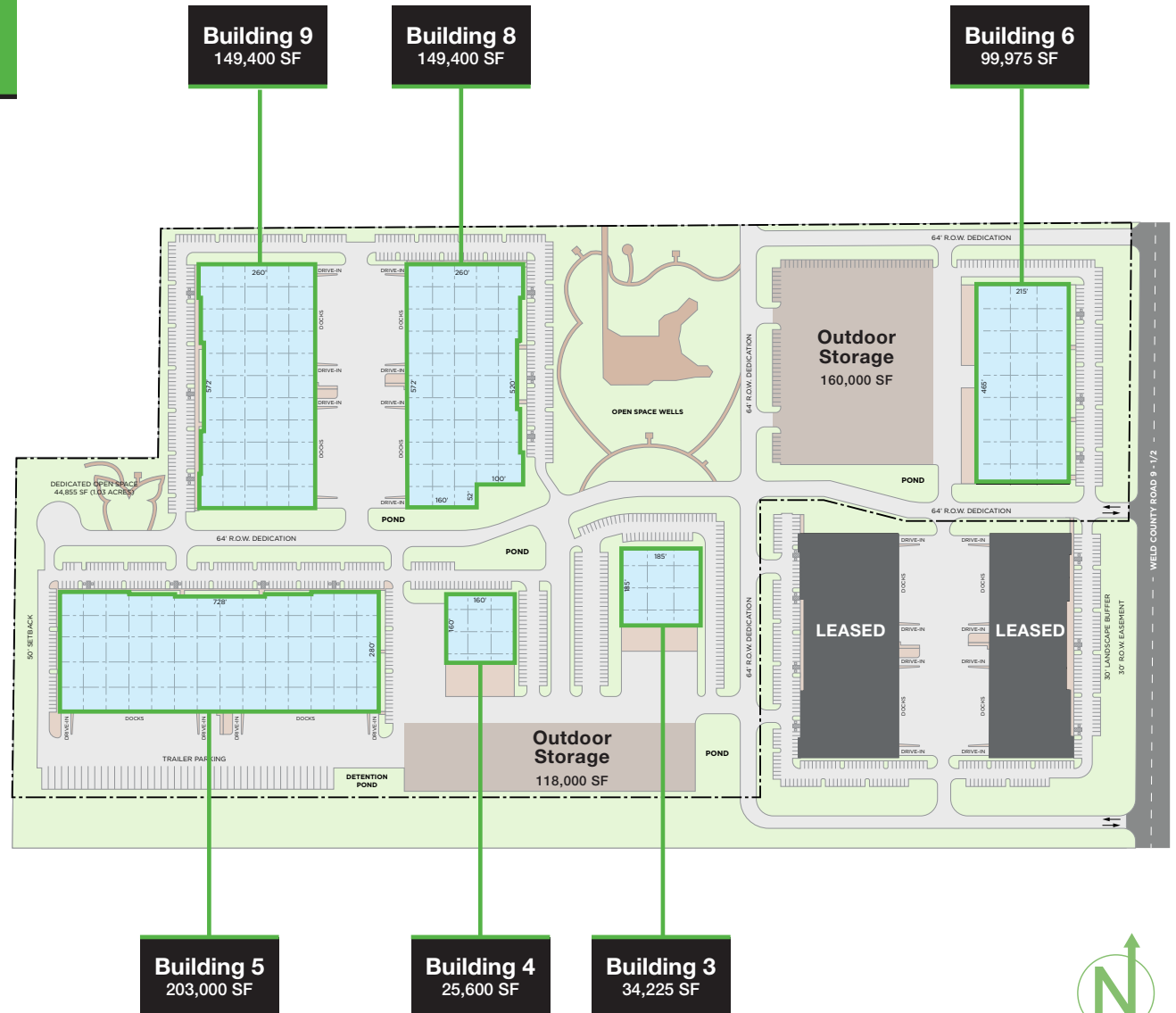
Innovative Spaces Tailored to You

With a wide range of building sizes available and options for outdoor storage, **Elevation 25's** build-to-suit sites can fit a variety of occupier needs.

Property Highlights:

- Strategic Location in High-Growth Submarket
- Flexible and Divisible Site Sizes
- Immediate Access & I-25 Visibility (104K VPD)
- Low Property Taxes
- State-of-Art Industrial Construction
- Access to Large Labor Pool
- Zoning Allows a Variety of Uses

CONCEPTUAL PLAN 2 (WITH OUTDOOR STORAGE)

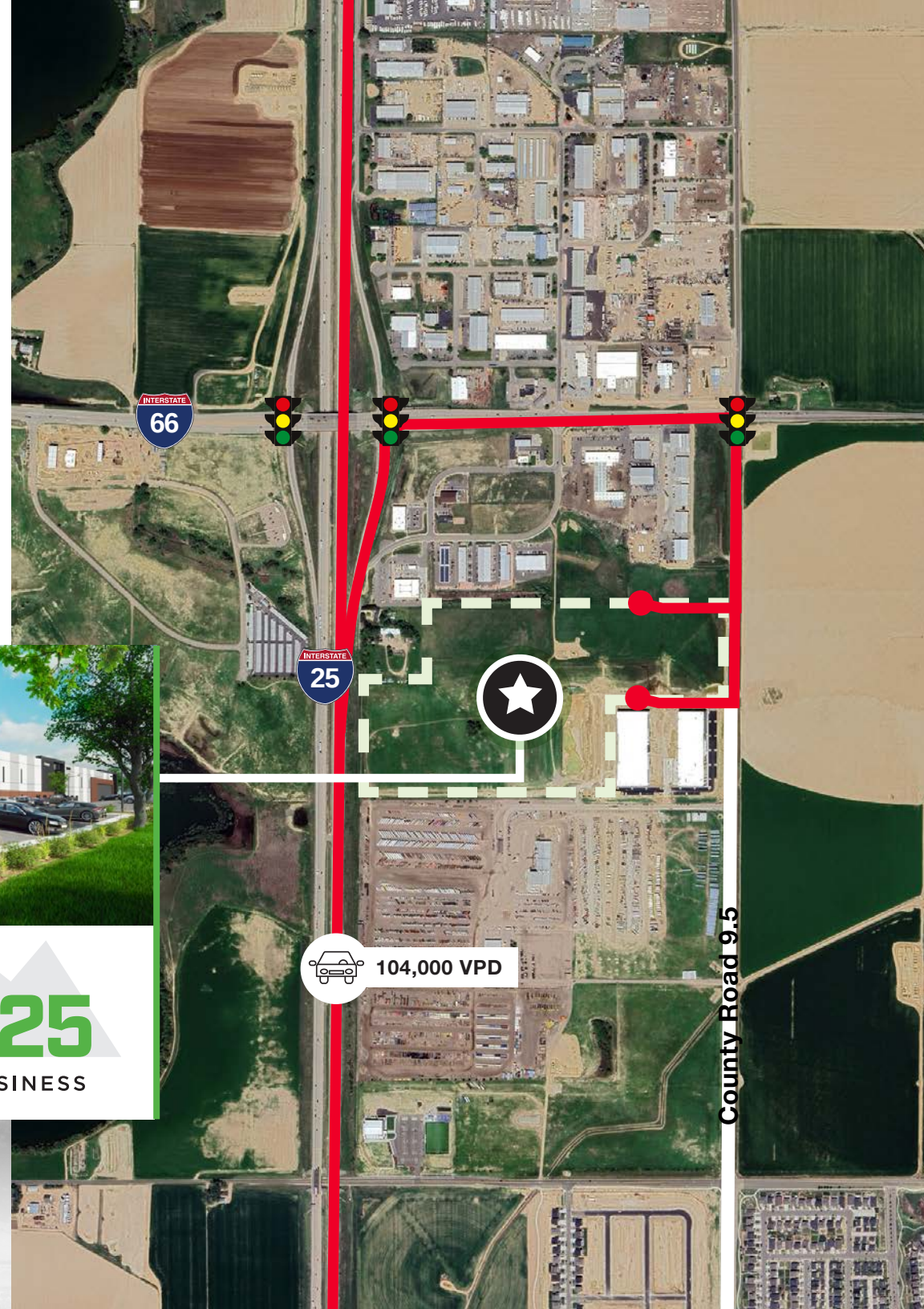


Unparalleled Accessibility

With an unbeatable location right off I-25, **Elevation 25** captures the attention of 104,000 vehicles daily and provides immediate access to and from the interstate, serving as the gateway to Colorado's major cities.



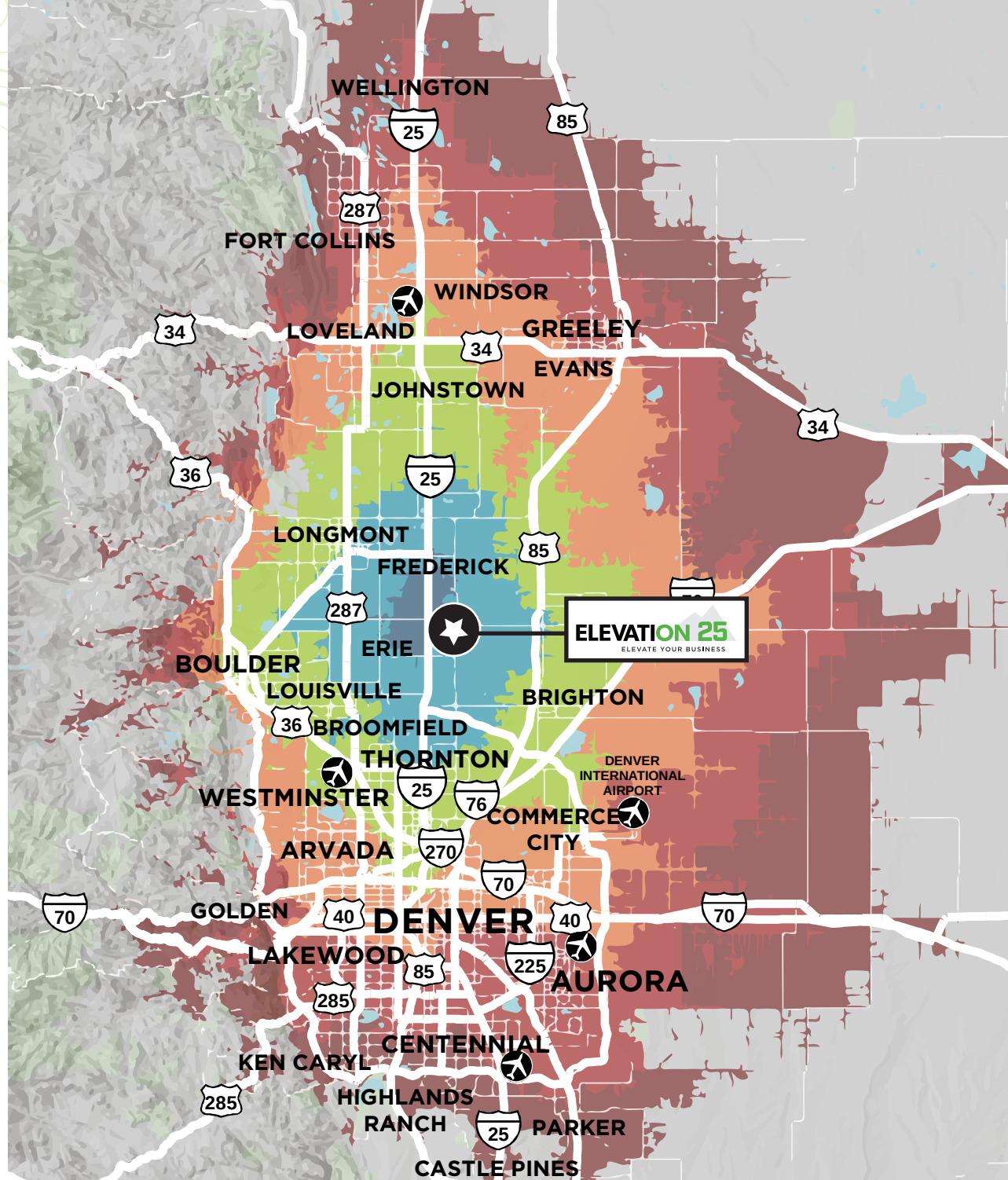
ELEVATION 25
ELEVATE YOUR BUSINESS



Access a Dynamic Workforce

Unlock business potential with a dynamic workforce strategically accessible at **Elevation 25**. Situated near major population centers, with access to over 3.8 million people in an hour's drive, the opportunities for growth are limitless.

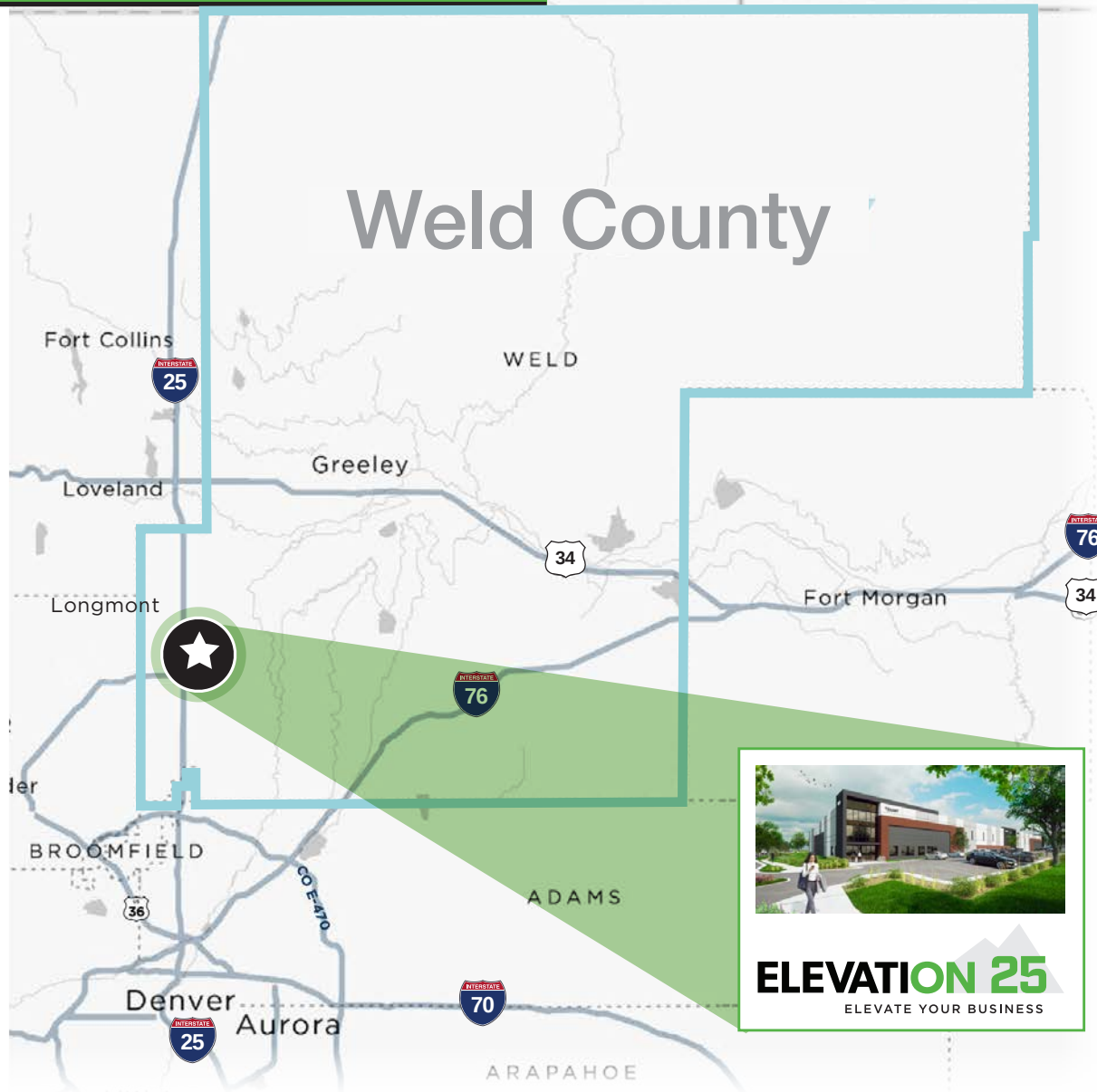
● 0-10 Mins	Total Population: 15,090 Daytime Workers: 7,957
● 11-20 Mins	Total Population: 281,717 Daytime Workers: 121,727
● 21-30 Mins	Total Population: 1,031,159 Daytime Workers: 500,636
● 31-40 Mins	Total Population: 2,113,180 Daytime Workers: 1,210,521
● 41-50 Mins	Total Population: 3,421,959 Daytime Workers: 1,947,089
● 51-60 Mins	Total Population: 3,866,744 Daytime Workers: 2,135,976



Elevate Your Potential

Thrive in the fastest
growing county in Colorado

Weld County



Set in a prime location, **Elevation 25** stands as a beacon of success, boasting a thriving market and a skilled labor force poised for exponential growth well into 2030 and beyond. **Elevation 25** is a premier destination for prosperity and progress.

41.4%
Population Growth
Since 2010

32.4%
Estimated Population
Growth by 2030

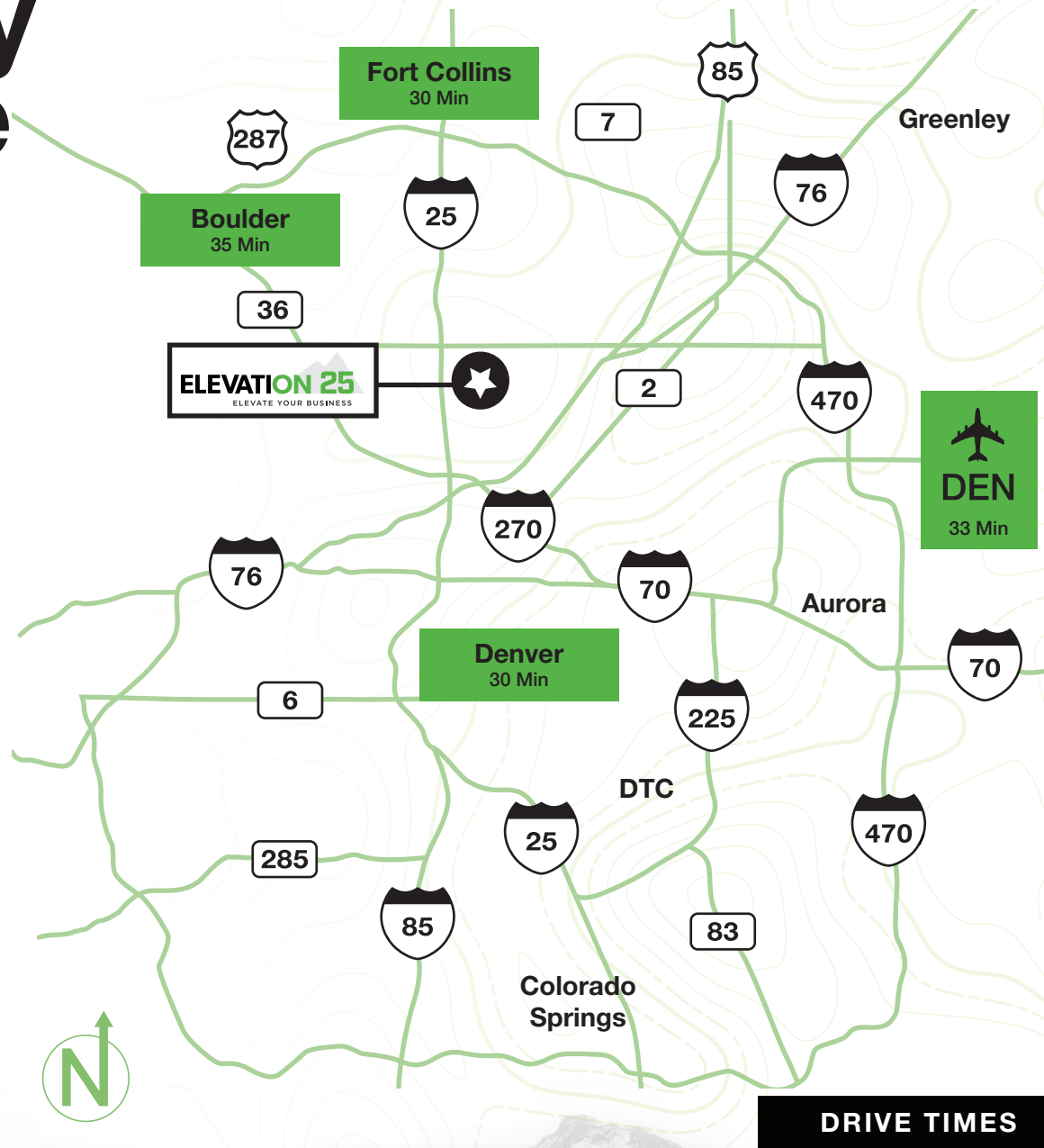
40%
Skilled Labor Population
25-Mile Radius

\$125K
Average Household
Income 5-Mile Radius

Your Gateway to Excellence in Colorado

Elevation 25 offers a strategic edge in Colorado's top-tier business corridor along I-25. This prime location connects you to Denver, Colorado Springs, and Fort Collins. Here, businesses thrive by building connections that span from Colorado and beyond, encompassing the region, nation and global arena.

Join other industry leaders making their mark in this thriving hub.





ELEVATION DRIVE | MEAD CO 80504

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