

1822 SUNSET PLACE, UNIT B

LONGMONT, CO 80501



OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | \$12.50 SF/yr (NNN) |
| Triple Nets | \$3.75 PSF |
| Building Size: | 5,490 SF |
| Available SF: | 5,490 SF |
| Zoning: | MU-E Mixed-Use Employment |
| Virtual Tour: | https://rem.ax/3yfw33M |

PROPERTY OVERVIEW

5,490 square foot of Industrial/Flex space for lease in southwest Longmont. Perfect for industrial/service industry users. Located in an attractive building near Ken Pratt Blvd. and S. Sunset Street. This unit has an abundance of windows which allow in a ton of natural light, HVAC throughout the unit, one 10 foot overhead door, and 2 private restrooms. Currently has 600 amp / 3 phase power that can be upgraded to 800 amps.



RE/MAX TRADITIONS COMMERCIAL DIVISION

Each office independently owned and operated

KEN KANEMOTO, CCIM **KEITH KANEMOTO, SIOR**
 Cell: 303.589.7770 Broker Associate
 Ken@longmontcommercial.com 303.772.2222

keith@kanemoto.com

All information contained herein is deemed reliable but not guaranteed.

2204 18th Avenue
 Longmont, CO 80501

303.772.2222

KANEMOTO.COM

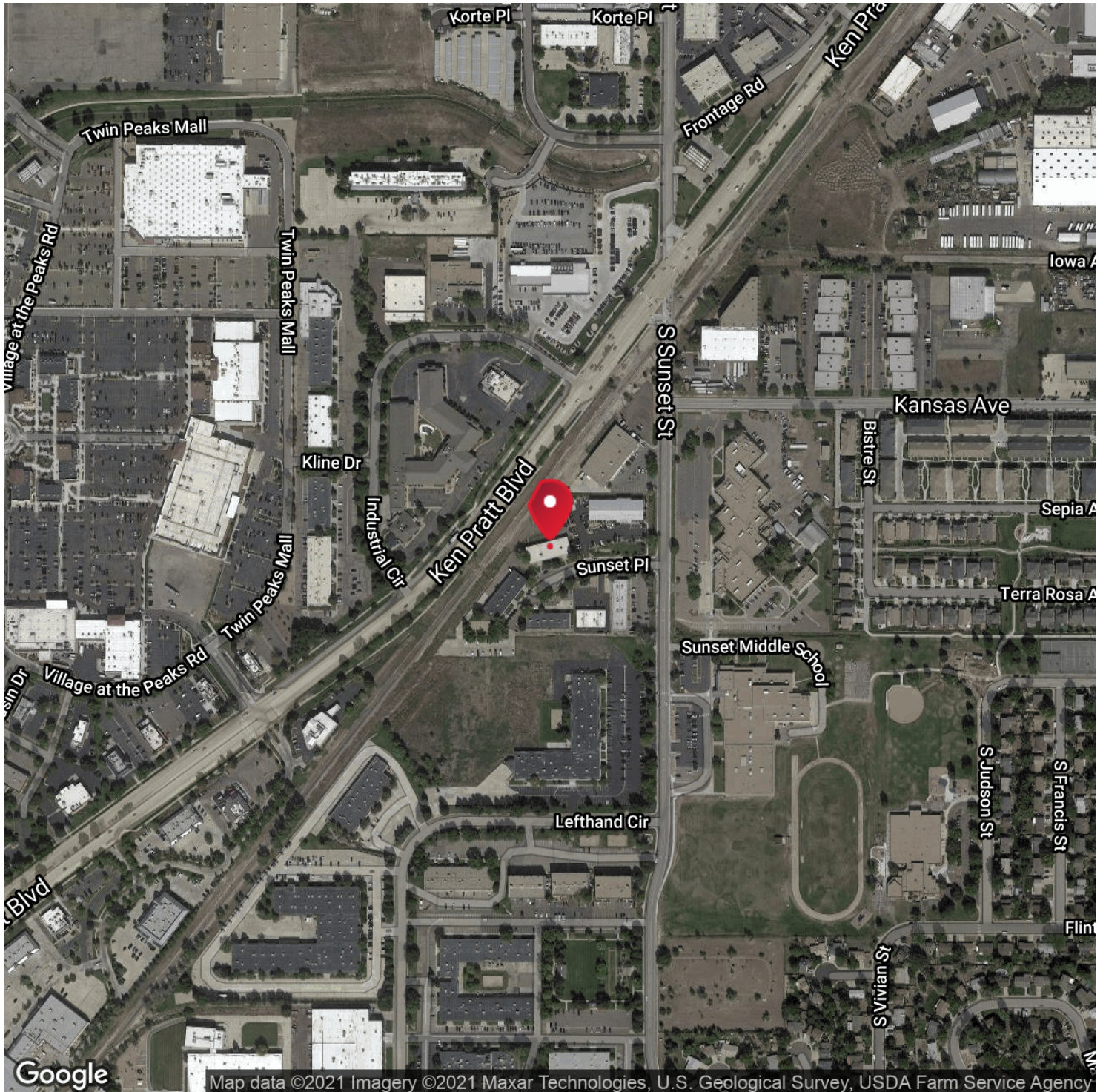
FOR LEASE

5,490 SQUARE FEET OF INDUSTRIAL/FLEX SPACE

LOCATION MAP

1822 SUNSET PLACE, UNIT B

LONGMONT, CO 80501



RE/MAX TRADITIONS COMMERCIAL DIVISION

Each office independently owned and operated

KEN KANEMOTO, CCIM
Cell: 303.589.7770
Ken@longmontcommercial.com

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

All information contained herein is deemed reliable but not guaranteed.

2204 18th Avenue
Longmont, CO 80501

303.772.2222

KANEMOTO.COM

FOR LEASE

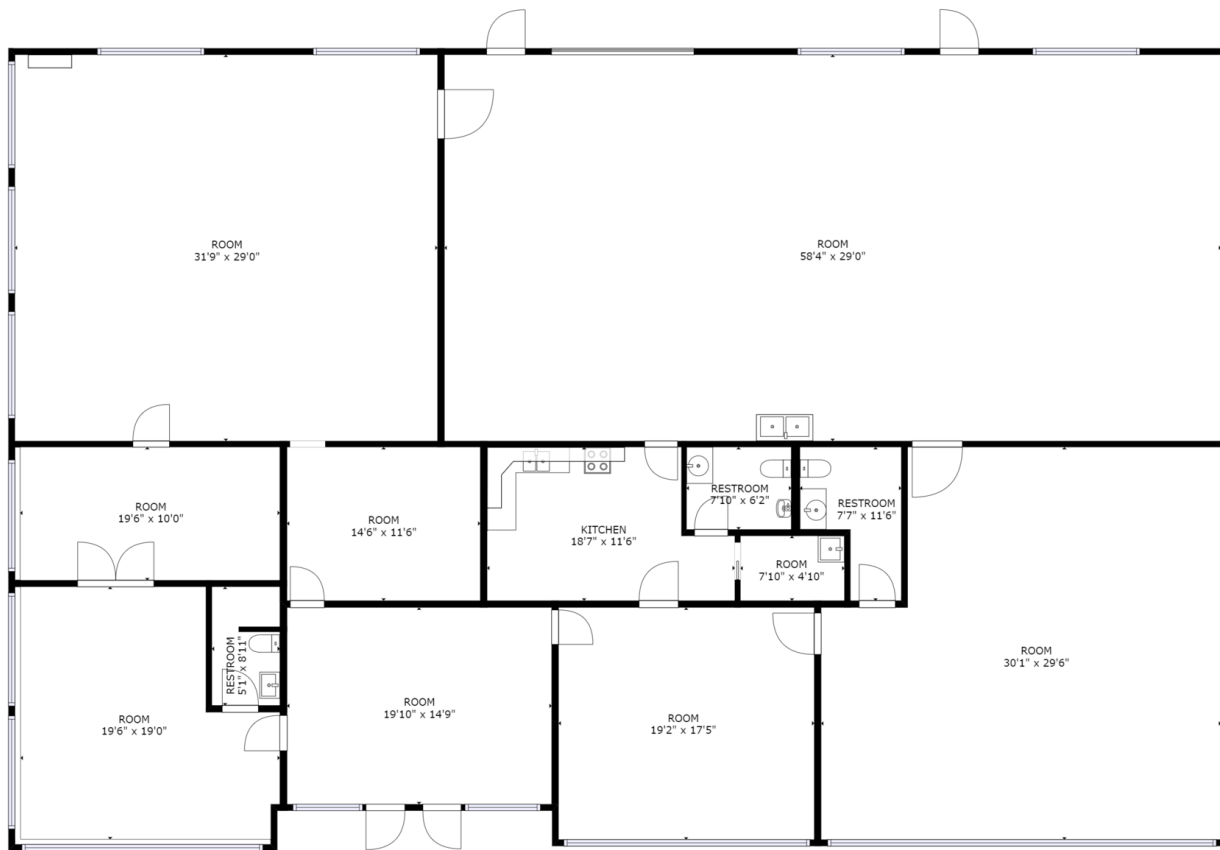
5,490 SQUARE FEET OF INDUSTRIAL/FLEX SPACE

FLOOR PLANS

1822 SUNSET PLACE, UNIT B

LONGMONT, CO 80501

360° VIRTUAL TOUR



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RE/MAX TRADITIONS COMMERCIAL DIVISION

Each office independently owned and operated

KEN KANEMOTO, CCIM **KEITH KANEMOTO, SIOR**
Cell: 303.589.7770 Broker Associate
Ken@longmontcommercial.com 303.772.2222
keith@kanemoto.com

All information contained herein is deemed reliable but not guaranteed.

2204 18th Avenue
Longmont, CO 80501

303.772.2222

KANEMOTO.COM

FOR LEASE

5,490 SQUARE FEET OF INDUSTRIAL/FLEX SPACE

[ADDITIONAL PHOTOS](#)

1822 SUNSET PLACE, UNIT B

LONGMONT, CO 80501



RE/MAX TRADITIONS COMMERCIAL DIVISION

Each office independently owned and operated

KEN KANEMOTO, CCIM
Cell: 303.589.7770
Ken@longmontcommercial.com

KEITH KANEMOTO, SIOR
Broker Associate
303.772.2222
keith@kanemoto.com

All information contained herein is deemed reliable but not guaranteed.

2204 18th Avenue
Longmont, CO 80501

303.772.2222

KANEMOTO.COM