



# FRONT RANGE CAMPUS

1925 PIKE ROAD  
LONGMONT, CO

# AVAILABILITIES



BUILDING	PROPERTY TYPE	AVAILABLE	RATE (PSF)	LOADING	CONSTRUCTION
A	OFFICE	2,500 - 15,000 SF	\$19.00 NNN	N/A	DELIVERED Q2 2019
A	WAREHOUSE	20,000 SF W/ 20' CLEAR HEIGHT	LEASED	2 DOCK HIGH	DELIVERED Q2 2019
B	WAREHOUSE	38,000 SF W/ 40' CLEAR HEIGHT	LEASED	4 DOCK HIGH (DRIVE-IN POSSIBLE)	UNDER CONSTRUCTION
C	WAREHOUSE	40,000 SF W/ 28' CLEAR HEIGHT	\$12.00-13.00 NNN	4 DOCK HIGH, 2 DRIVE-IN	UNDER CONSTRUCTION

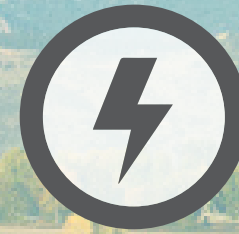
# PROPERTY

Front Range Campus offers a quality environment to enhance long-term value for industrial and office users. Situated nearby numerous amenities, Front Range Campus is less than three miles from downtown Longmont and within close proximity to Village at the Peaks. The property offers premier views of the Rocky Mountains, ample parking, and provides tenants with an excellent identity.

**ADDRESS**  
1925 PIKE ROAD, LONGMONT, CO

**AVAILABLE**  
+/- 60,000 SF

**NEW CONSTRUCTION**  
CLASS A OFFICE AND HIGH BAY  
WAREHOUSE (28' CLEAR HEIGHT)



28% BELOW AVERAGE COST  
IN COLORADO

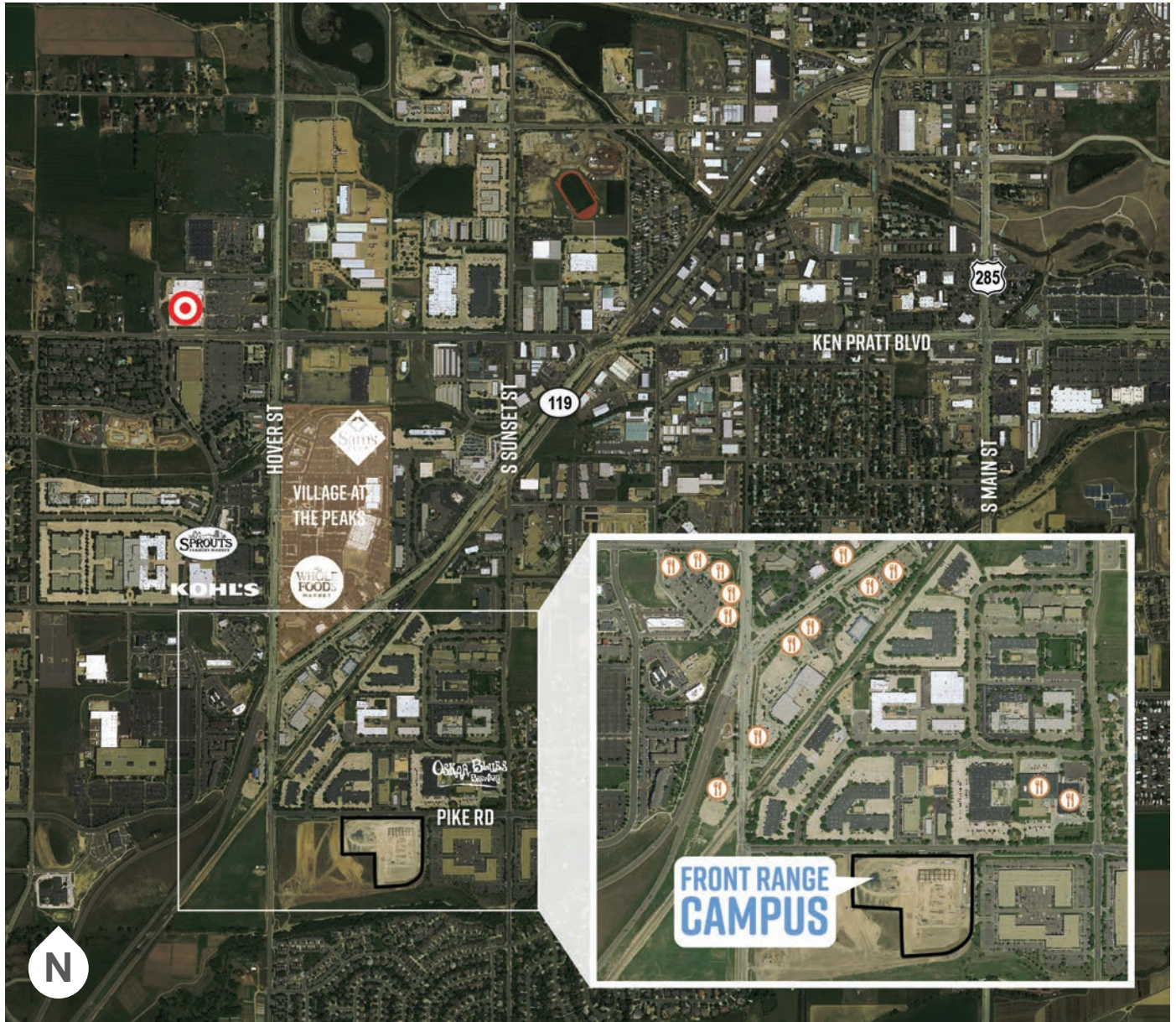


NEXTLIGHT HIGH-SPEED FIBER  
INTERNET IS ROUGHLY 30% LOWER  
THAN COMCAST OR CENTURYLINK



CLEAR HEIGHT ALLOWS  
TENANTS ROOM TO  
GROW VERTICALLY

# LOCATION



**FOR LEASING INFORMATION, PLEASE CONTACT:**



**PATRICK MCGETTIGAN**  
+1 303 217 7956  
patrick.mcgettigan@am.jll.com

**DON MISNER**  
+1 303 217 7957  
don.misner@am.jll.com

**JOSEPH HEATH**  
+1 303 217 7959  
joe.heath@am.jll.com