

INDUSTRIAL FOR LEASE

WAREHOUSE WITH OFFICE

1840 DELAWARE PLACE, LONGMONT, CO 80501



FOR LEASE

KELLER WILLIAMS 1ST REALTY

11052 Cimarron St, Unit E
Firestone, CO 80504

PRESENTED BY:

STEVE LONGENECKER

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1840 DELAWARE PLACE



OFFERING SUMMARY

LEASE RATE:	12.00
NNN:	5.40
LEASE TERM:	3-5 years
AVAILABLE SF:	4860
WAREHOUSE SF:	3838
OFFICE SF:	1022
CLEAR HEIGHT:	12 ft
10X12 GARAGE DOORS:	5
POWER:	600 amp, 3 phase power
YARD:	1/2 acre
FLOOR DRAINS:	Pit only
ZONING:	N-PE Non-Residential Primary E

PROPERTY OVERVIEW

Recently updated with new paint and flooring, this highly desirable office and warehouse space with a large fully fenced yard in Southwest Longmont has it all; 5 drive-in overhead doors with ample warehouse space, multiple offices, break room, reception area, LED lighting and two restrooms. The property would work well for industrial/warehouse users that need yard storage and office space.

Tenant would have next-door access to Tinkermill tools and resources, with membership.

Enclosed 1/2 acre lot in the back has plenty of room for parking and storage, pending city approval. No auto/garage use allowed.

NNN includes CAM and ALL utilities, except for internet service/phone.

Landlord is motivated to get this leased !



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STEVE LONGENECKER

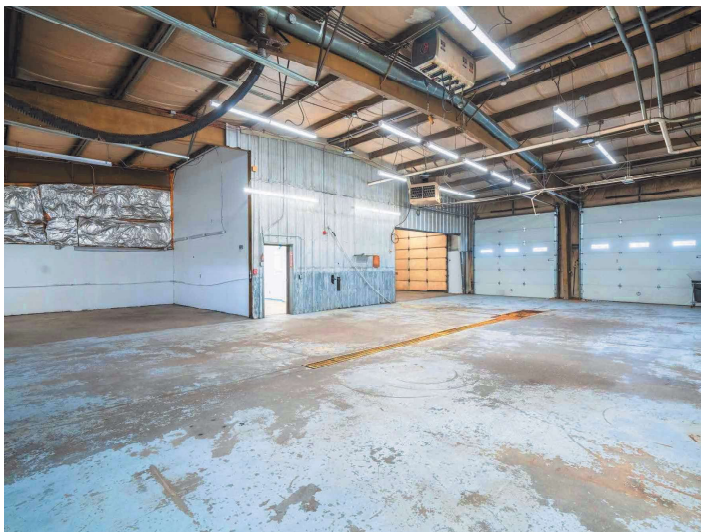
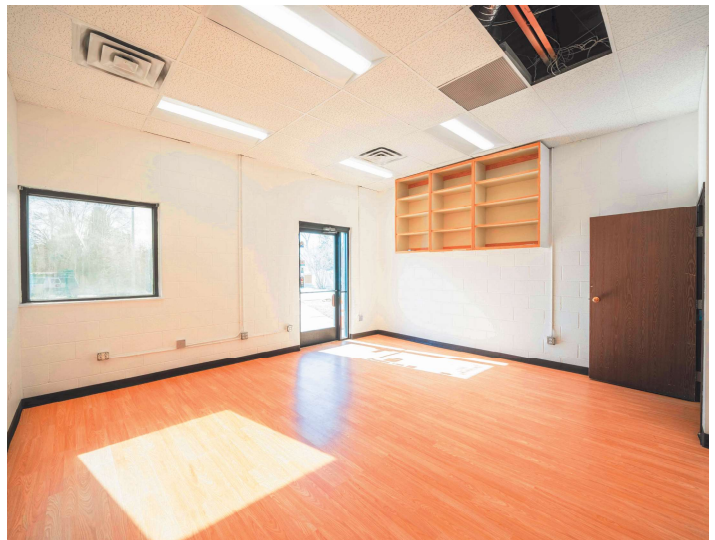
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PROPERTY PHOTOS

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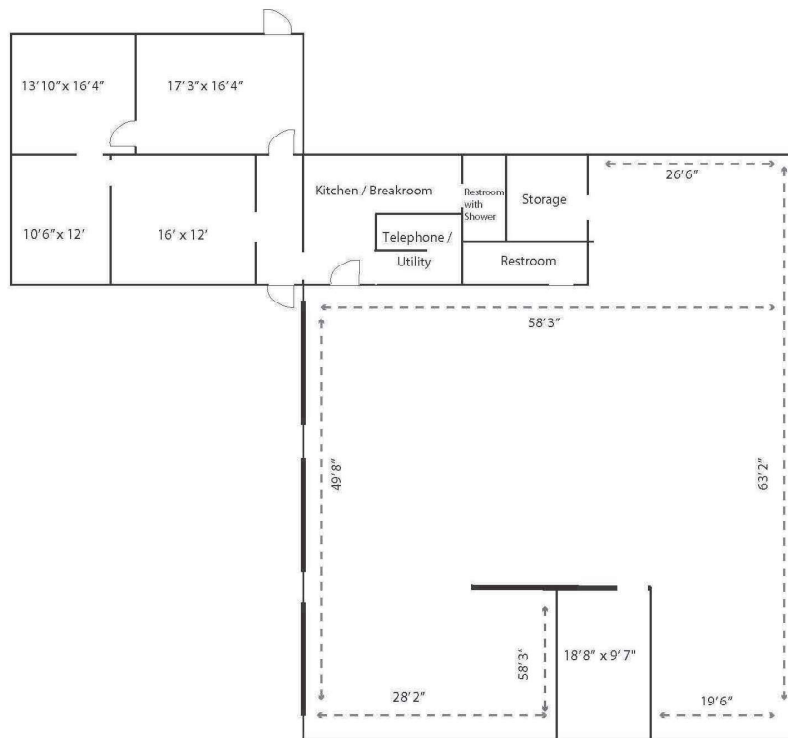
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FLOOR PLAN & AERIAL MAP

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