



INDUSTRIAL/FLEX SPACE FOR SALE / LEASE

950 S. Sherman St, Longmont, CO 80501

PROPERTY HIGHLIGHTS

Situated in the SW district of Longmont, just two blocks from Ken Pratt Blvd, we present two versatile flex-industrial condos available for sale or lease. Recently remodeled, these units come with a new roof, upgraded HVAC, and approximately 1,000 amps of electrical power. Unit 200 even boasts a grade-level overhead door. Unit 100 offers dock-high and grade-level loading and a dedicated yard area. The condos are zoned for various uses - from schools, medical labs, commercial kitchens, artist studios, retail spaces, and light industrial facilities. *Certain uses may require specific standards and conditional use review.

- Demographic package available •

Unit 100	4,625 SF
Unit 200	2,958 SF
Combined Units	7,583 SF
Timing	Immediately
Lease Rate	\$12.50-\$14.00/RSF NNN
Purchase Price	Unit 100: \$1,110,000 Unit 200: \$710,000 Combined Units: \$1,820,000
Site Size	1.59 Acres
Zoning	MU-E, Mixed use employment
Parking	On-site & street
	Dedicated Yard Space Available

FOR MORE INFORMATION

**Colorado
Group**

Jason Kruse, CCIM
Principal/Broker Associate
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 Dock-high & grade-level doors

 On bus route

 On-site & street parking

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

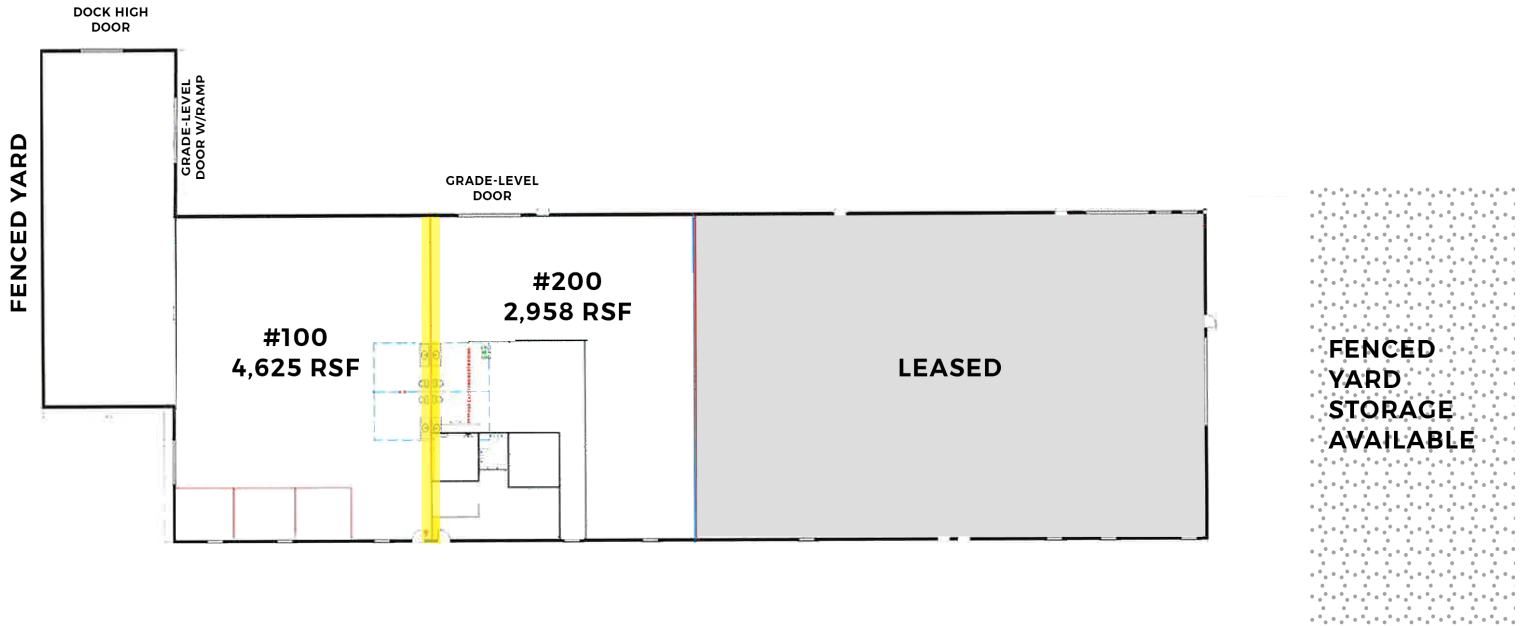
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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