

Versatile Retail Or Warehouse Space

1341 SHERMAN DRIVE, UNIT A | LONGMONT, CO 80501

TODD WALSH
CCIM | COMMERCIAL BROKER



SPLIT PERSONALITY

Can a building have an identity crisis? The answer is yes, but you might be surprised to learn that it can be a very good thing. This insanely versatile dual-function space sits feet from Longmont's bustling Ken Pratt Boulevard and checks every box for a growing business. Bright and inviting retail/office space up front? Yup. Large industrial warehouse in back? Yup. Split personality? Clearly, but don't we all?

- Unit Size 4,000 SF
- Rate \$11.00/SF NNN (\$2.06)
- Available July 1, 2018

PROPERTY HIGHLIGHTS

- Large Storefront Windows and Signage
- Ample Customer Parking
- End-Cap Unit with High Ceilings
- 10' Grade-Level Overhead Door for Deliveries
- 3-Phase Power Available

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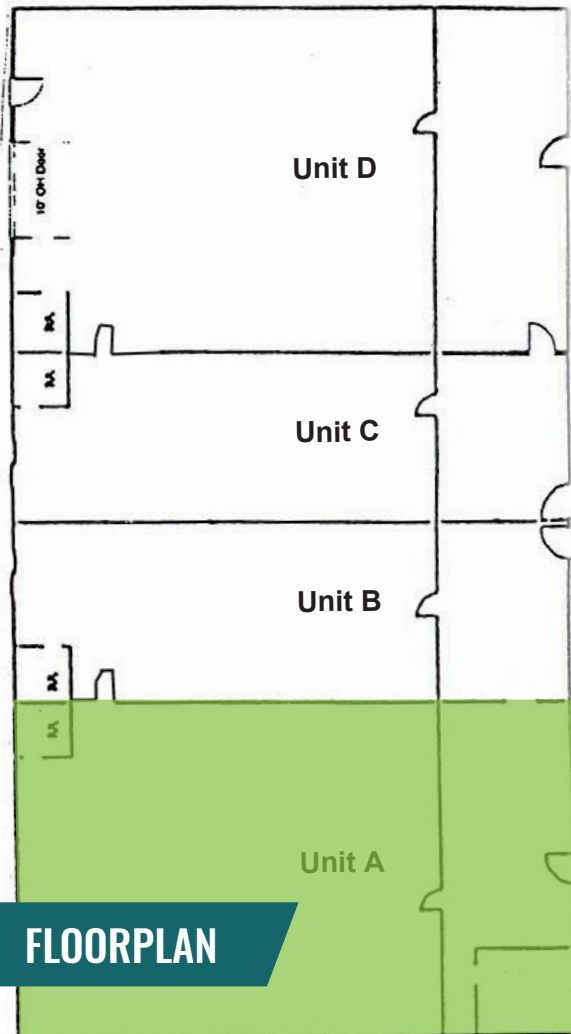
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