

# OFFICE, INDUSTRIAL & YARD SPACE

## FOR LEASE

21 SOUTH SUNSET ST, LONGMONT, CO



### PROPERTY HIGHLIGHTS

- **SIZE:**
  - 2,000 sf office @ \$12/rsf NNN
  - 2,000 sf shop @10/sf NNN
  - 1+ acre of yard @ \$1.50/sf
- **ZONING: IG**
  - General Industrial:  
Unincorporated Boulder County
- 4 Offices with Shared Conference Room, Kitchen, Showers, Ample Parking
- NNN Expenses: \$4.00/sf
- Call Broker for more details on this space!



FOR MORE INFO:

**TIM CONARRO**

303.746.1490

timconarro@gmail.com

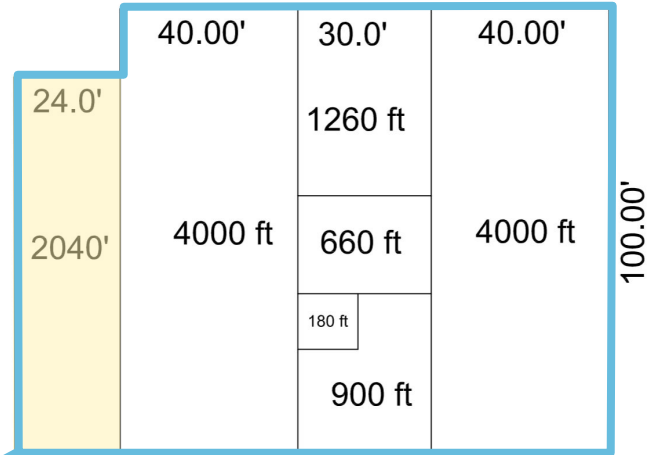
All information provided is deemed reliable but is not guaranteed and should be independently verified

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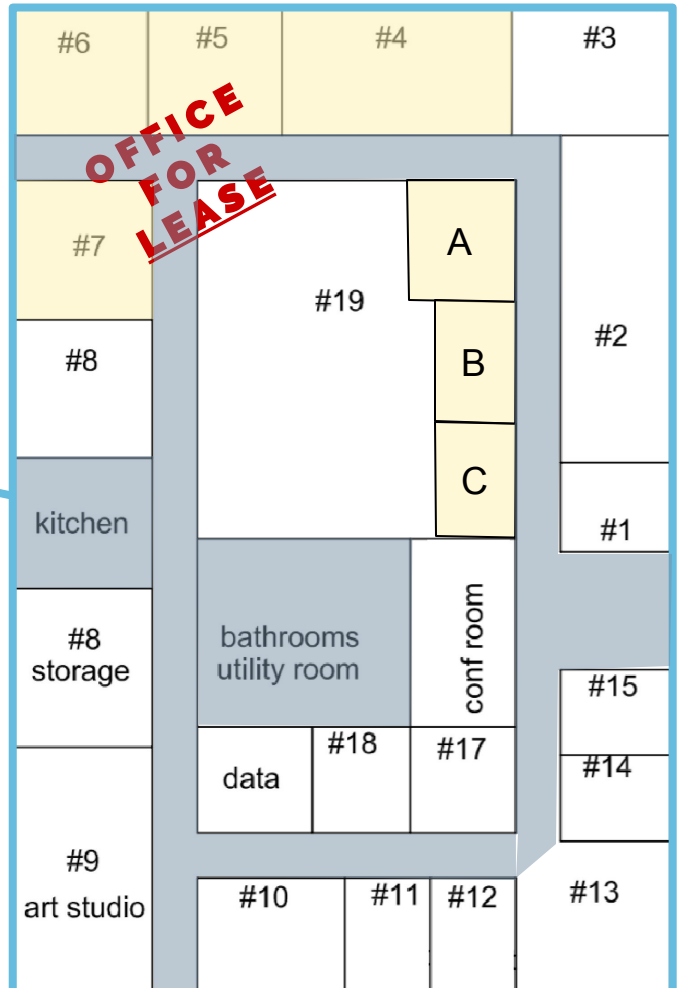
OFFICE, WAREHOUSE & YARD SPACE  
21 S. SUNSET, LONGMONT



## WAREHOUSE FLOOR PLAN



## OFFICE FLOOR PLAN



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