

1740 SKYWAY DR, UNITS G & H | LONGMONT, CO

# INDUSTRIAL FOR LEASE



## PROPERTY DETAILS

- **5,000 SF**
- **LEASE RATE: \$13.00/SF (NNN)**
- **NNN EXPENSES (EST.): \$3.75/SF**
- **CLEAR HEIGHT: 15' - 19' in Warehouse**
- **AVAILABLE: JUNE 1, 2020**

Exceptionally nice 5,000 Sq. Ft. Office Warehouse for lease in Vista Commercial Center in Longmont. Completely remodeled with new paint, fixtures and flooring throughout. Reception area and 8 private offices. 2 conference rooms and large break room all with Air conditioning and full mezzanine (Bonus: not included in square footage) above for storage. Coffee bar with sink fridge and microwave. 12' overhead warehouse door, energy-efficient lighting, 400 Amp 3 phase electric, fully insulated and heated warehouse, 25' x 25' fenced and covered yard space (included in 5,000 sf). Full fire sprinkler system inside and over fenced yard. 8 parking spaces plus yard. NNN Includes trash, water, sewer, snow removal, lawn and facilities maintenance.



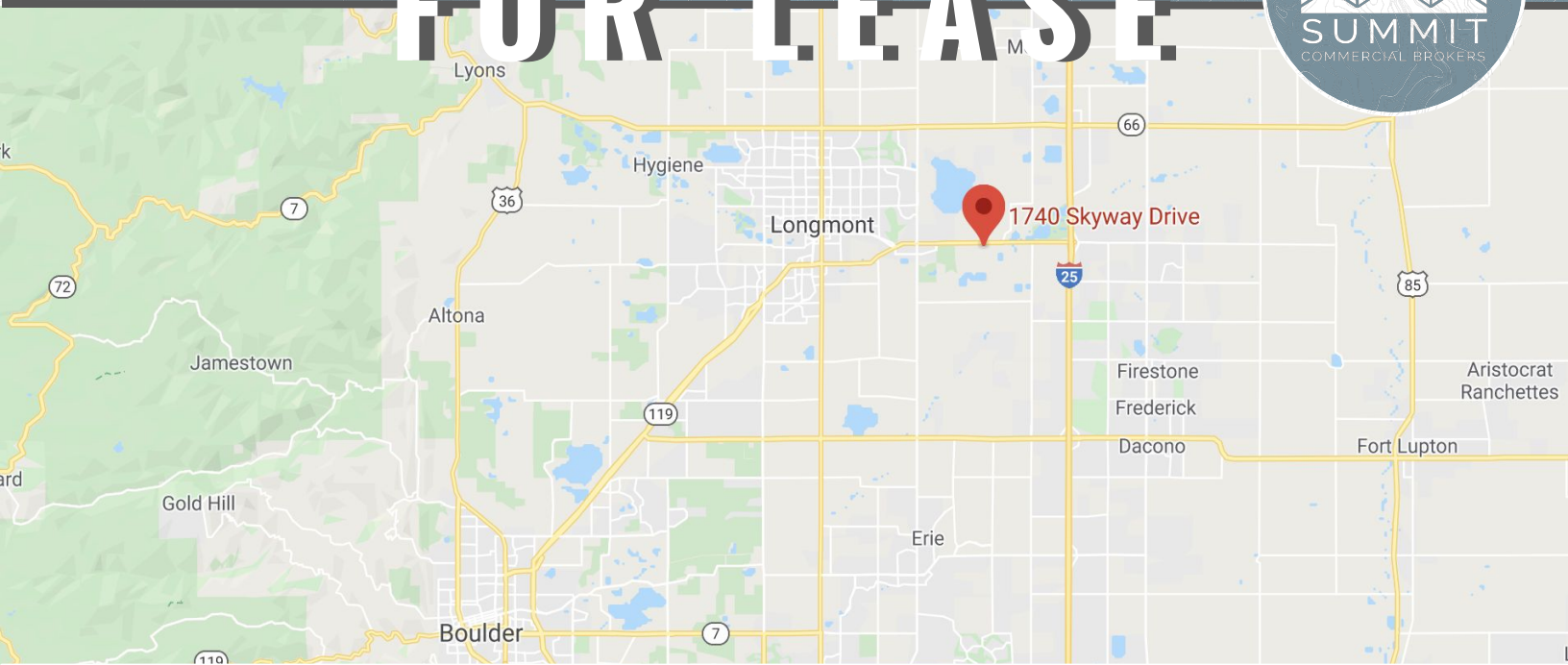
FOR MORE INFO CONTACT:

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25' x 25' Fenced-In, Covered, Sprinkled Storage Area (included in square footage)

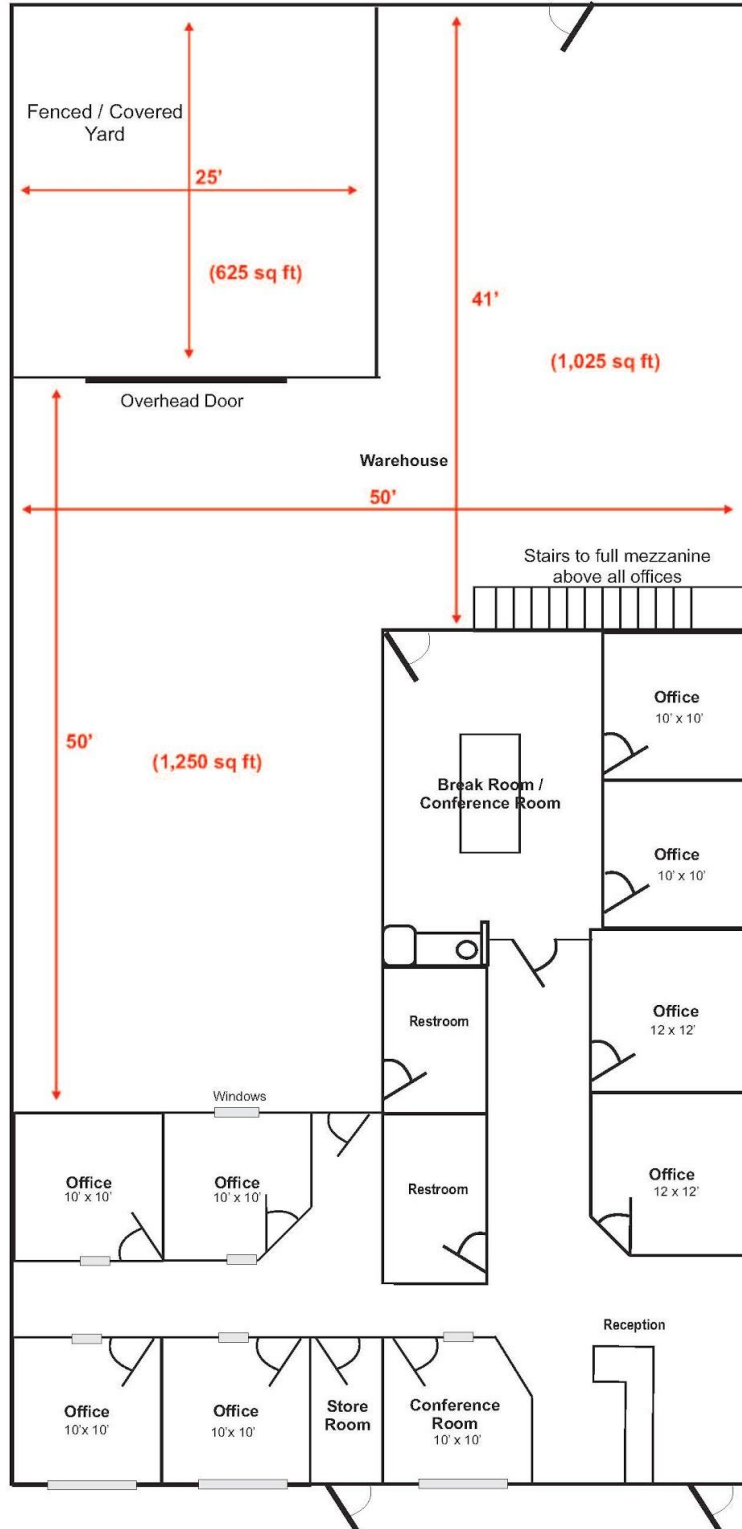


Before possession carpets will be shampooed, floor tiles buffed, and windows cleaned



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

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OFFICE	2,100 SF
MEZZANINE	2,100 SF
WAREHOUSE	2,275 SF
COVERED STORAGE	625 SF

TOTAL SPACE	7,100 SF
MEZZANINE	<2,100>
NET SPACE	5,000 SF

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5000 Sq. Ft.