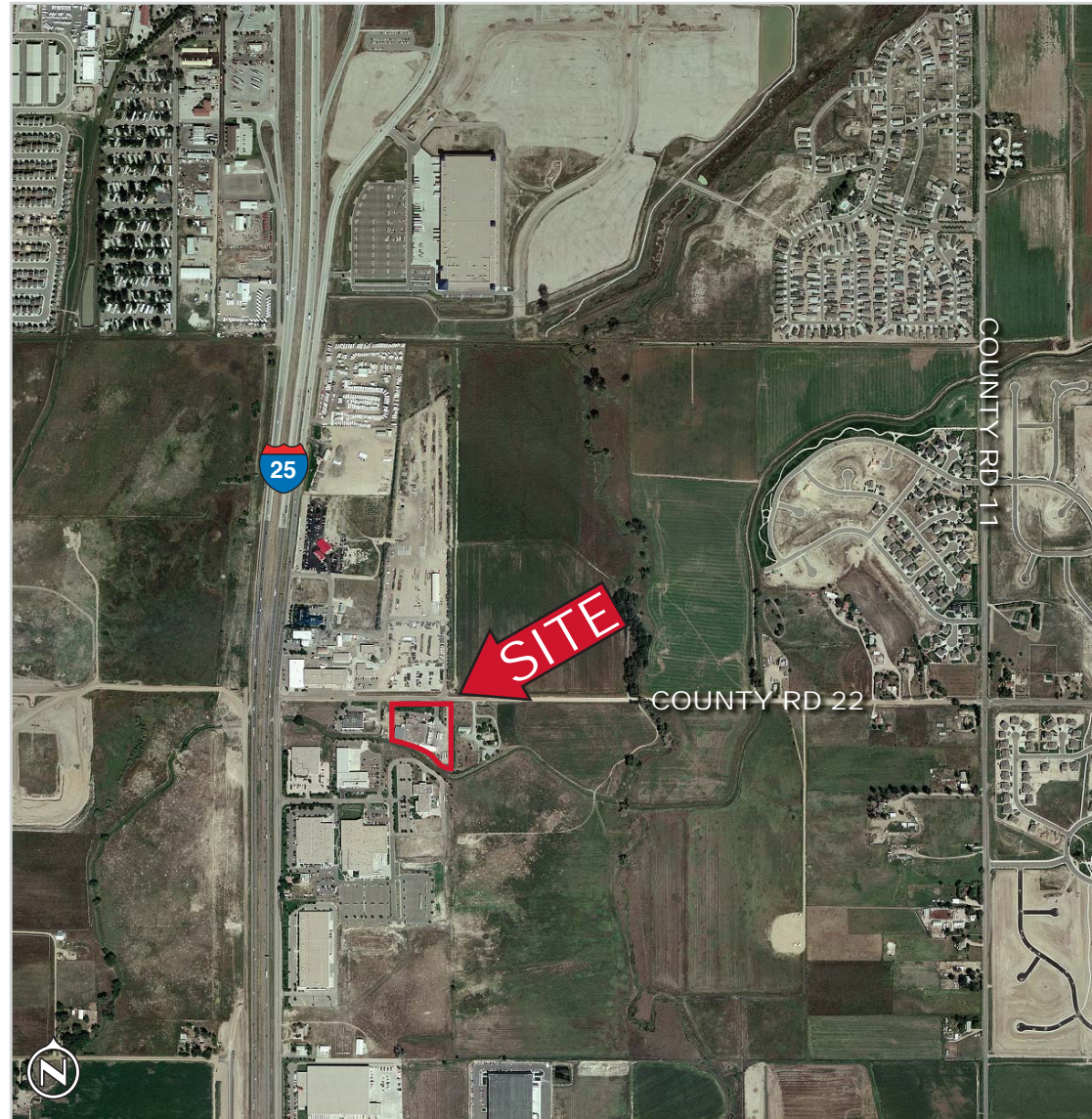


4226 COUNTY ROAD 22

LONGMONT, COLORADO 80504



LOCATION
AERIAL



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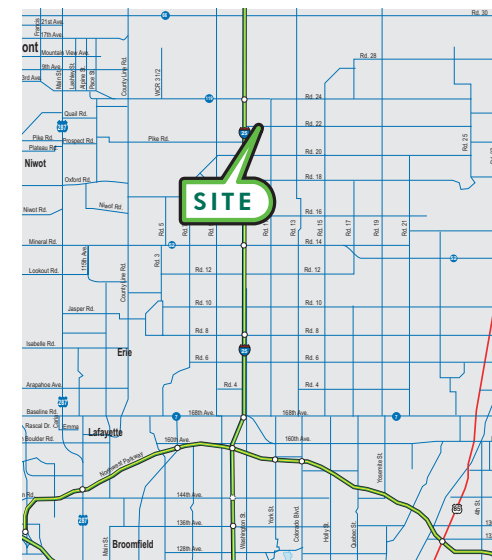
FORMER BAKERY
SPACE AVAILALBE
FOR SALE OR LEASE

4226 COUNTY ROAD 22

LONGMONT, COLORADO 80504



LOCATION MAP



FOR MORE
INFORMATION
PLEASE CONTACT

AVAILABLE SPACE	39,120 SF
OFFICE	±7,634 SF
YEAR BUILT	2005/2007
LAND SIZE	4 Acres
LOADING	5 Dock-high doors (with levelers) 7 Half docks
CLEAR HEIGHT	16' - 20'
ZONING	B-2
TAXES	\$49,811.05 (2012)
PARKING	86 striped spaces
COLUMN SPACING	30' 8" x 43' 2"
ELECTRICAL	1200 Amps, 480/277 V, 3-Phase, 4W (to be verified by an electrician)
SPRINKLER	Fully sprinklered, including the freezer
SALE PRICE	\$3,695,000
LEASE RATE	\$7.50/SF NNN

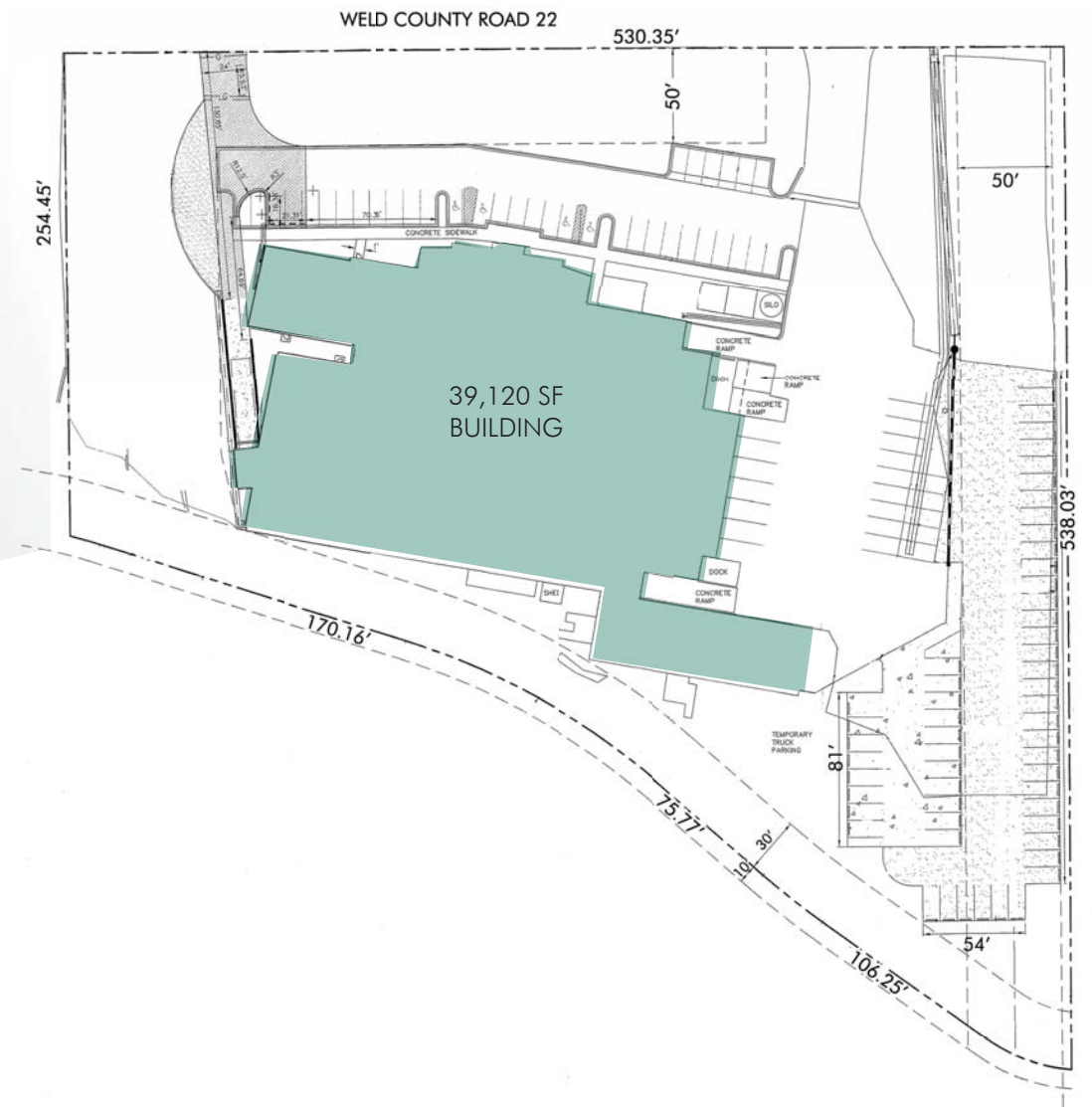
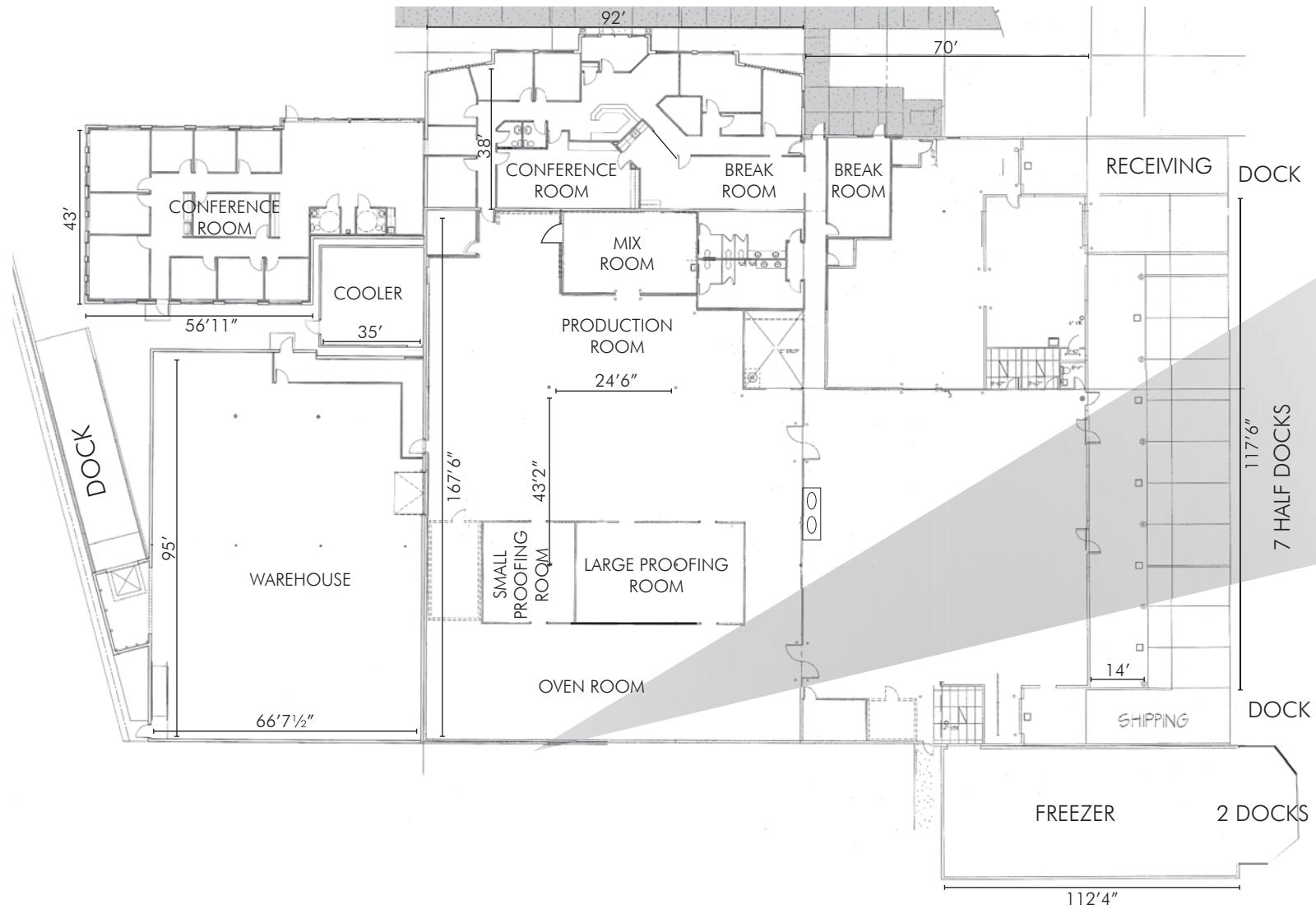
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ADDITIONAL FEATURES

- :: ADA compliant
- :: Air lines and drop-down power throughout production area
- :: Bulk flour storage capabilities
- :: High-bay cooler set at 28° C
- :: 5,000 SF freezer cools to -40° C
- :: Power washer, work sink area
- :: Multiple proofing room with floor drains
- :: Oven/baking room
- :: Compressor
- :: Radiant heat
- :: Temperature controlled throughout
- :: Extra land for additional parking

