

INDUSTRIAL
FOR LEASE



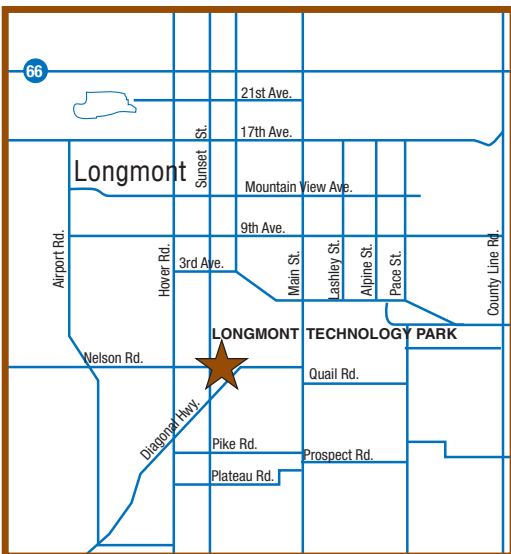
LONGMONT TECHNOLOGY PARK

410 SOUTH SUNSET STREET :: LONGMONT, COLORADO



6,631 SF AVAILABLE

Ideal High Tech Manufacturing/Assembly/R&D space. Located in the heart of Colorado's Technology Corridor near the intersection of S. Sunset Street and the Diagonal Highway. Longmont Technology Park is a 130,000 Sq. Ft. master planned business campus.



BUILDING SIZE:	56,710 SF
AVAILABLE:	6,631 SF (office BTS)
POWER:	400 amps with 480 volt, 3-phase
LOADING:	2 Dock-high
FIRE SPRINKLER:	Yes
COLUMN SPACING:	25' x 40'
CLEAR HEIGHT:	16'
PARKING:	3/1,000
ZONING:	M-2 Industrial
OP EXPENSES:	\$2.19/SF NNN (2014)
BASE LEASE RATE*:	\$5.95/SF/YR NNN

* Lease rate based on tenant credit, terms and improvements required.

FOR MORE
INFORMATION
PLEASE
CONTACT

Todd Witty

First Vice President

720.528.6339

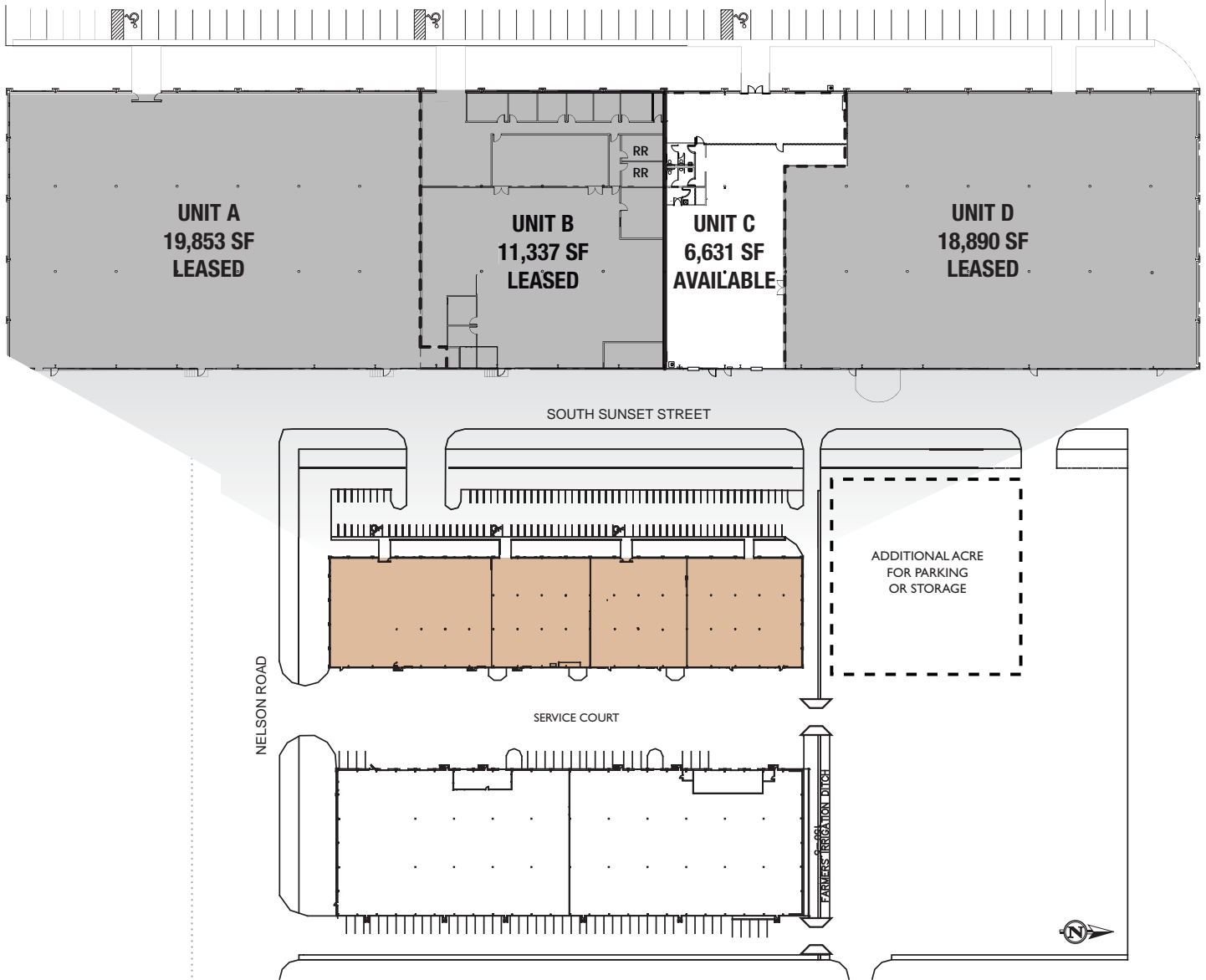
todd.witty@cbre.com

CBRE



LONGMONT TECHNOLOGY PARK

410 SOUTH SUNSET STREET :: LONGMONT, COLORADO



DESIGN/AMENITIES

- Masonry/Metal construction
- Attractive campus environment
- Flexible design accommodates high tech
- Manufacturing/Assembly/R&D
- Proximity to area retail amenities
- Immediate access to Hwy 119, Hwy 287, and the Diagonal Hwy
- High speed fiber communications

FOR MORE
INFORMATION
PLEASE
CONTACT

Todd Witty

First Vice President

720.528.6339

todd.witty@cbre.com

CBRE | 8390 E. Crescent Parkway | Suite 300 | Greenwood Village, CO 80111 | www.cbre.com/denver

© 2012 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

