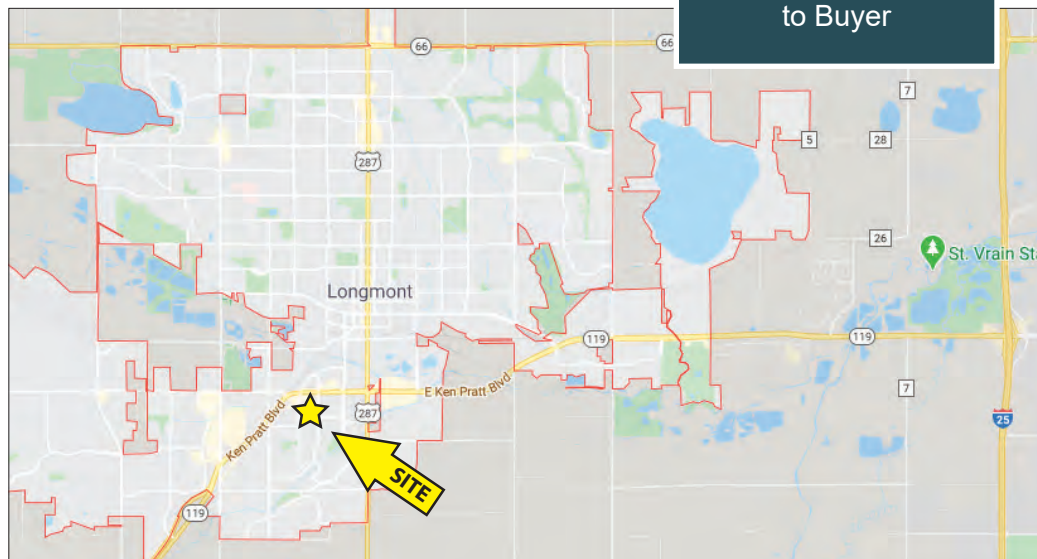


Click on PDF for
Brokerage Disclosure
to Buyer



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.

MANUFACTURING FACILITY FOR SALE

1301 Iowa Ave., Longmont, CO 80501



Click Here on PDF
for Drone Video

Video #2

Video #3

Video #4

Building:	64,000± Sq. Ft.	YOC:	1973 and 1987
Land:	5.35± Acres (233,005 SF)	Taxes:	\$142,957 (\$2.25/sf)
Office:	7,560± Sq. Ft.	Loading:	Docks: 8'x10' (2), w/ levelers
Warehouse:	West: 42,875± SF, East: 13,565± SF		Drive-In: 8'x10' (2), 8'x12' (1)
Ceilings:	29' West Side / 18' East Side		and 16'x14' (1)
Water/Sewer:	City of Longmont	Zoning:	MU-E
Electricity:	City of Longmont	Power:	3-Phase 240V, 1600 amp
Gas:	Lazarus Energy Services	Price:	\$6,250,000 (\$98/per sq. ft.)

Located just off busy Ken Pratt Blvd. (Hwy 119) a few blocks south of the city center, this 63,450 sq. ft. manufacturing/distribution warehouse is zoned for light and medium industrial functions. Residential uses are also allowed. The property is walking distance to retail, restaurants, and a new hotel. It has excellent access to Ken Pratt Blvd. and the Longmont Diagonal Highway. The warehouse has drive-in and dock doors allowing for a variety of uses. Office and warehouse have fire sprinklers.

Offered at \$6,250,000.

David Gagliano

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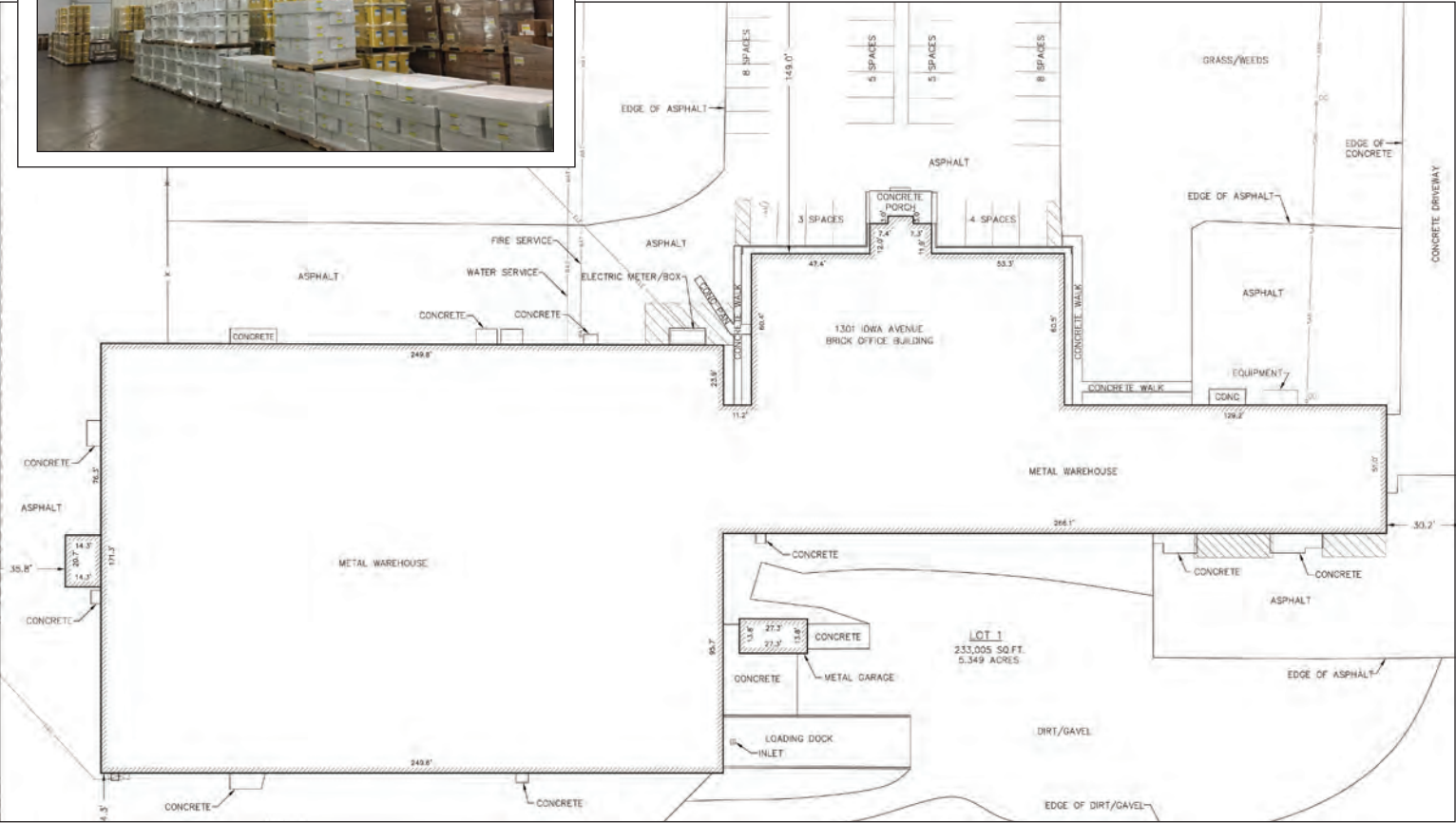
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West Side Warehouse



East Side Warehouse



East Side Docks



Reception / Offices



DEMOGRAPHICS (CoStar 2019)

	1 Mile	3 Mile	5 Mile
Population:	61,679	104,249	191,384
Households:	24,370	40,371	72,494
Median Income:	\$63,081	\$69,678	\$84,747
Employees:	11,249	31,453	40,934
Businesses:	1,071	3,598	4,701

Traffic Counts: Sherman St. @ Kansas Ave. - 1,552 vpd
(CoStar 2018)