

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# INDUSTRIAL PROPERTY FOR SALE

26 S. Sunset St., Longmont, Colorado



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## PROPERTY DESCRIPTION

<b>Buildings:</b>	15,000± Total SF: 10,370± SF, Warehouse / 3,575± SF, Office / 1,055± SF, House	<b>Zoning</b>	GI (General Industrial)
<b>Lot Size:</b>	6.26 Acres (272,686 SF)	<b>City/County:</b>	Longmont / Unincorporated Boulder
<b>Taxes:</b>	\$38,294.18 (2019)	<b>Diesel Tank:</b>	4,000 Gallon (inspected annually)
		<b>Fuel Tank:</b>	5,000 Gallon (inspected annually)

Rare industrial property with approximately 6.26 acres of ground, located in Longmont CO. Permissive industrial zoning in unincorporated Boulder County allows industrial manufacturing, commercial, office, retail and outside storage.

**FOR SALE: \$2,250,000**

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