OFFICE R&D FLEX BUILDING FOR SALE

2120 MILLER DRIVE, LONGMONT, COLORADO

INVESTMENT OFFERING TERMS

PRICE

\$4,650,000

BUILDING SIZE

27,000 SF

NET OPERATING INCOME

\$260,566

INVESTMENT HIGHLIGHTS

- 100% leased office building
- The building is currently leased to two tenants, Scythe Robotics and Mobile Canning Systems.
- Ideally located in southwest Longmont for primary employers and is in an amenity-rich community, with a short driving distance of Village at the Peaks (Boulder County's newest lifestyle destination), seven hotels, five breweries and numerous restaurants, banks and retail.
- The City of Longmont provides a variety of incentive programs, training programs and other benefits for primary employers.

LONGMONT RATED #1 OF TOP BOOMTOWNS IN AMERICA (by smartasset.com 2019)

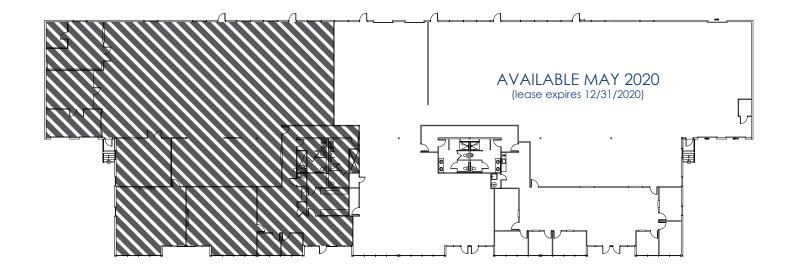


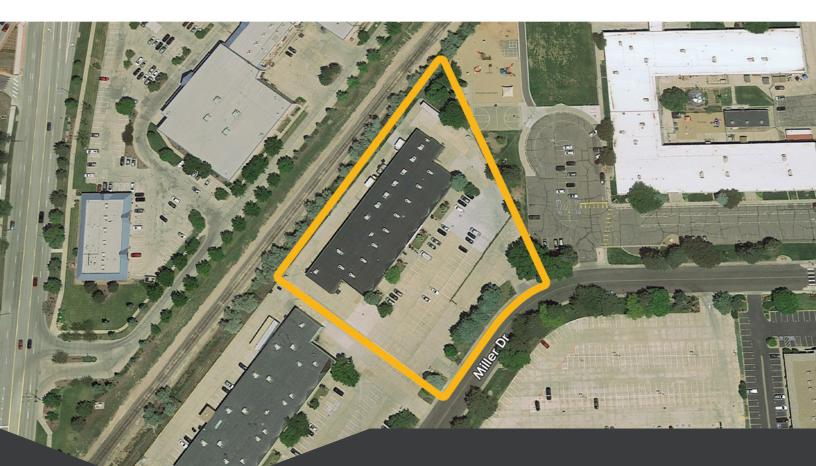
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