

# 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)



FOR MORE INFORMATION CONTACT:

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FLOOR PLAN

