

RATE REDUCTION!

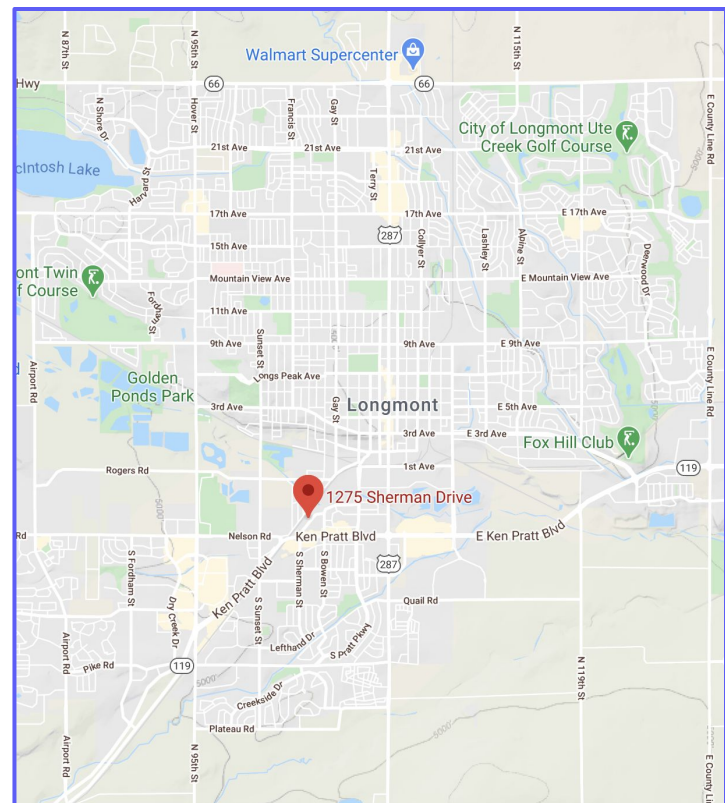
# 1275 Sherman Dr, Longmont INDUSTRIAL FOR LEASE



## PROPERTY INFORMATION:

- **SIZE:** 15,405 rsf
- **LEASE RATE:** **\$6.75/rsf (NNN)**
- **EXPENSES:** \$2.78 (2020 Est.)
- **CLEAR HEIGHT:** 10' 6"
- **ZONING:** MU-E (City of Longmont)
- **POWER:** 2,500 amps of 480v (Entire Suite)
- **UNIT A:** 2nd Floor Space
- Dedicated Dock Door
- Central Longmont Location
- Ample Parking

Unit A has heavy power and wide open areas, making it ideal for assembly and light manufacturing. 20% Office/80% shop the second floor, fully cooled, service elevator.



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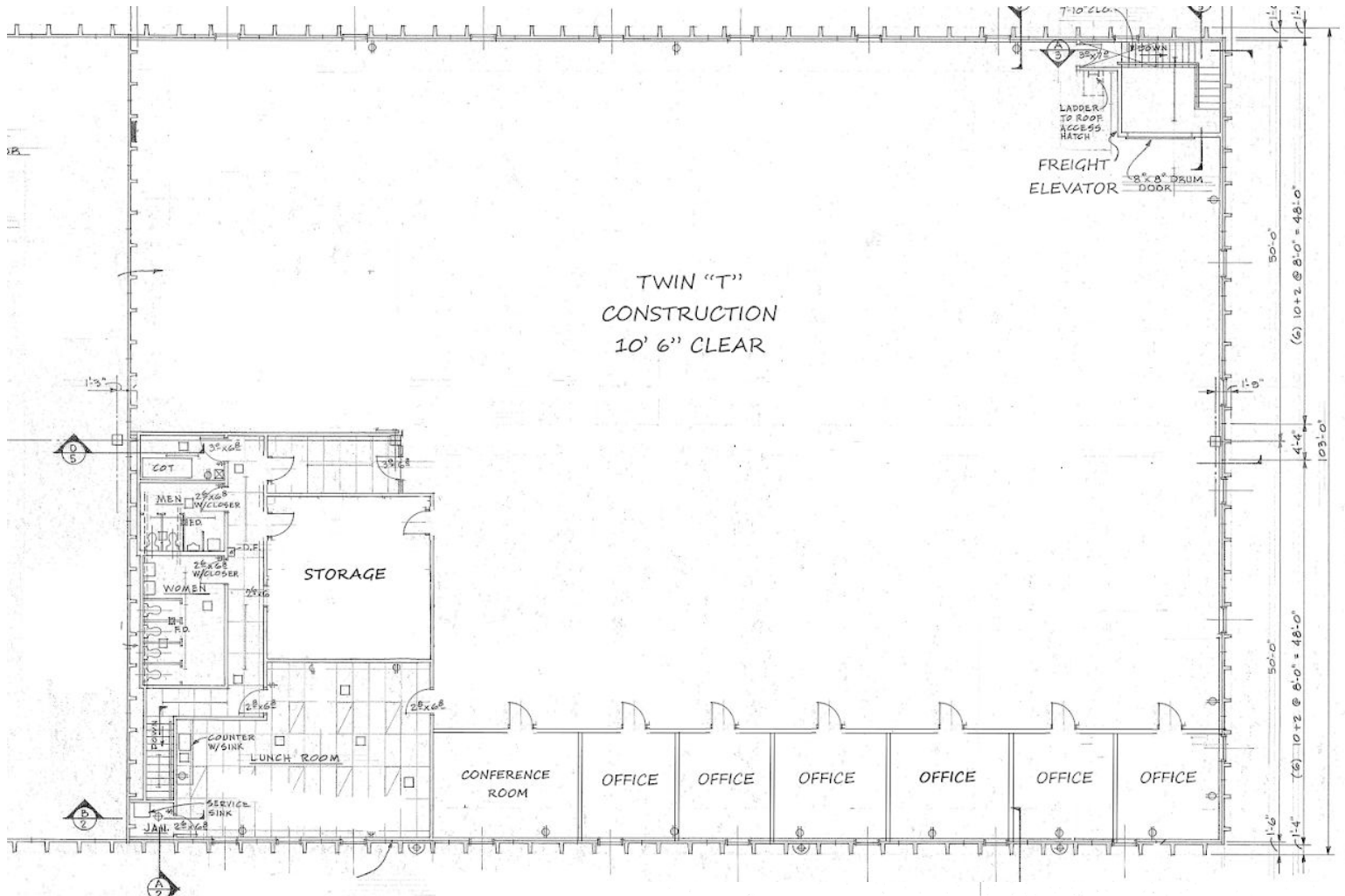
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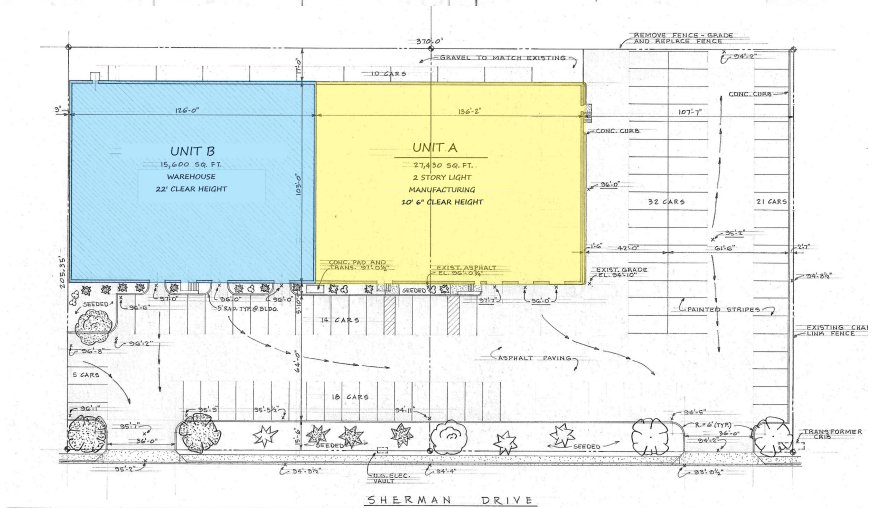


## FLOOR PLAN: 2ND FLOOR



TWIN "T"  
CONSTRUCTION  
10' 6" CLEAR

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