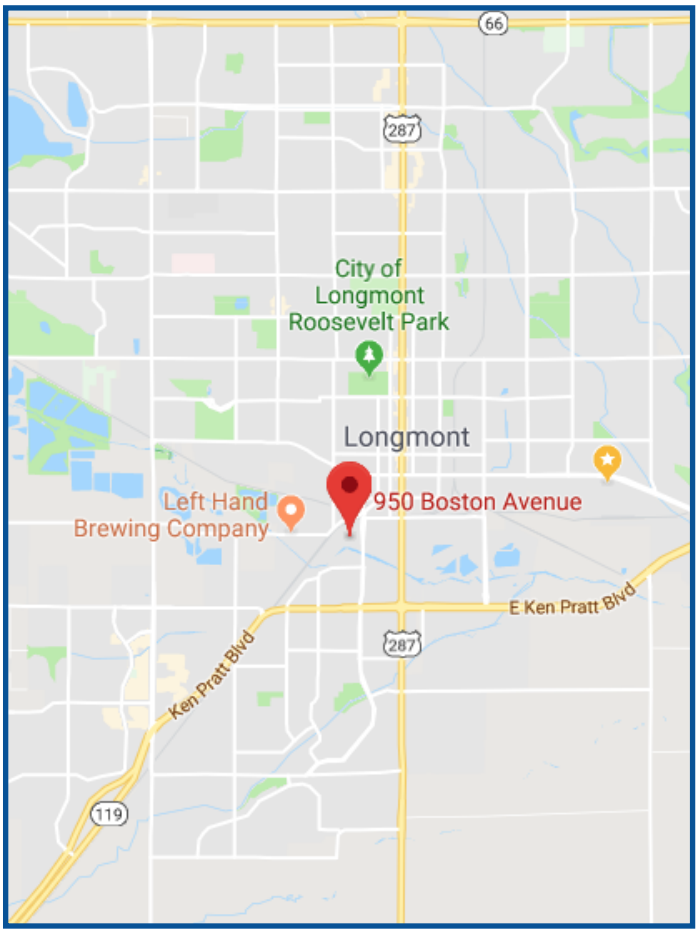
950 Boston Avenue Longmont CO

INDUSTRIAL BUILDING FOR SALE OR LEASE



PROPERTY FEATURES

Stand alone industrial flex building in central Longmont. 60% office / 40% warehouse. Located adjacent to the St. Vrain Greenway, a multi use recreational trail stretching the entire length of the city from east to west.

Building	4,010sf
Lot size:	.3 acres
Year built	1978
Taxes:	$10,441 (2017)
Power:	300-400 amps
Clear height	10'-12'
Parking:	10 on-site, 5 street (3.5/1000)
HVAC	Fully cooled
Loading:	10x10'' grade level door
Zoning:	Mixed Use Employment (MU-E)
TI Allowance:	Negotiable
Lease rate:	$12.50/sf NNN ($5,697.54/mo gross)
Expenses:	$4.55/sf
Sale Price:	$800,000

Drive Times	
3rd & Main	2 Min.
Boulder	17 Min.
I-25	13 Min
DIA	46 Min.

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Local knowledge. Proven results.

SUMMIT COMMERCIAL BROKERS

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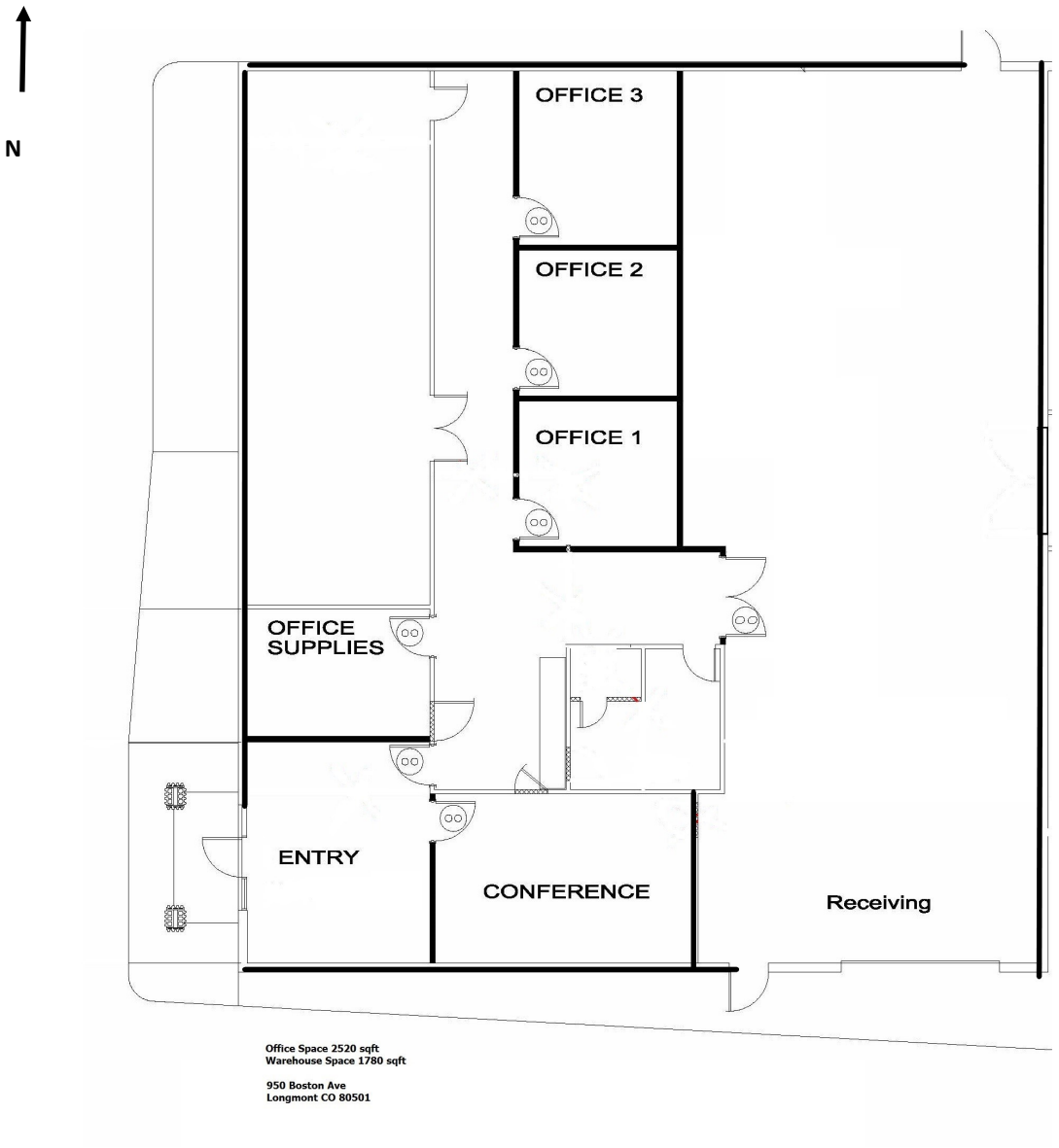

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