

Industrial/
Mixed Use
Building For
Lease or
Sale

611 2nd Ave

Longmont, CO



Property Details:

- Sale Price: \$1,399,000
- Lease Rate: Negotiable
- Building Size: Est 9,706 SF
- Zoning: Mixed Use Development
- Uses: Industrial/Flex
- 35' X 70' Parking Lot Easement
- 5 Grade-Level Doors
- Industrial Warehouse
- Office Spaces
- 2 Kitchens
- 3 Phase Power

For More
Information
Please
Contact



Jim Thomas

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For Showings: 303.543.0625



Dan Jones

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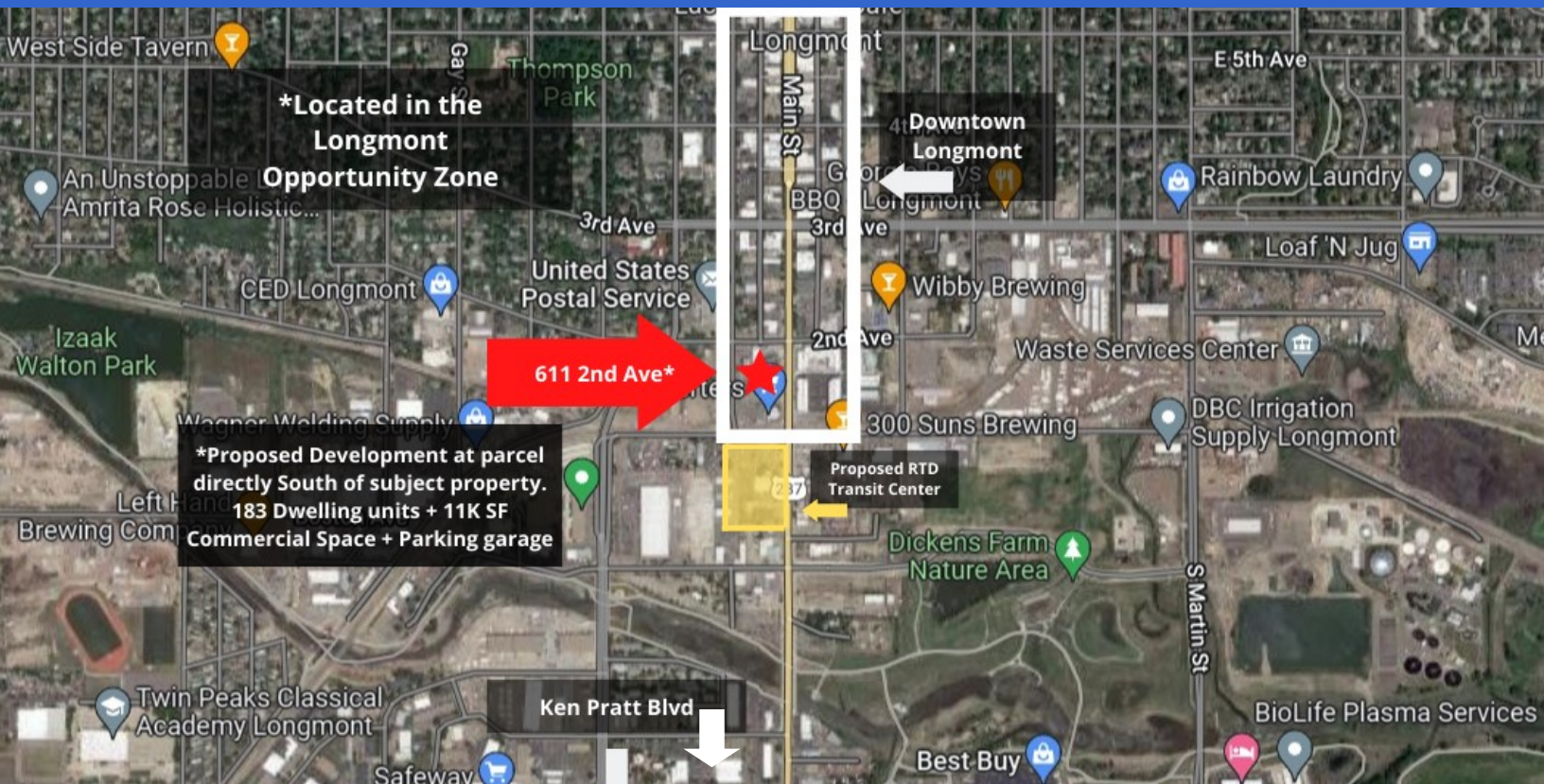
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TRAFFIC COUNTS:

- 2nd Ave & Main St
- Avg. 22,500 Daily Volume

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Demographics	1-mile	3-mile	5-mile
2024 Est. Population	10,261	84,550	105,521
2029 Proj. Population	10,215	84,564	105,764
2024 Est. Households	4,468	33,805	42,028
2029 Proj. Households	4,456	33,810	42,093
2024 Est. Average HH Income	\$83,763	\$104,073	\$109,373
2024 Est. Median HH Income	\$60,671	\$83,357	\$87,056
2024 Est. Median Housing Value	\$436,545	\$451,312	\$475,195



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