

# 601 EAST ROGERS ROAD

Longmont, CO 80501

19.97 ACRES

MIXED USE SUBLEASE | AVAILABLE NOW

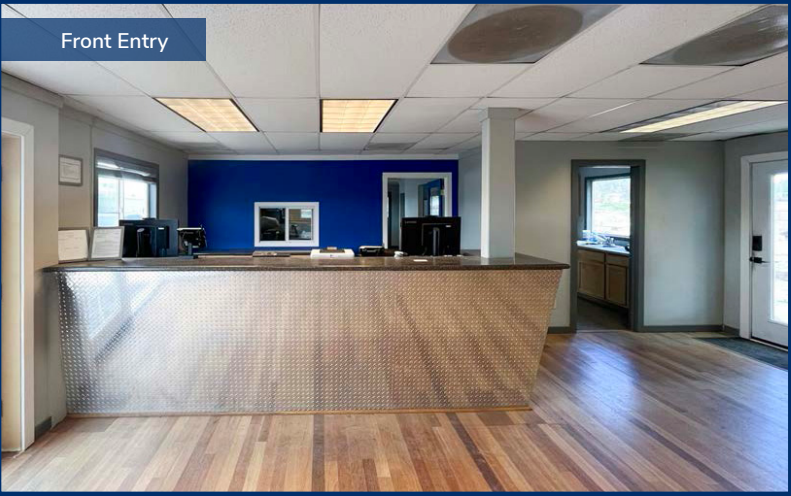


# BUILDING SPECIFICATIONS

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Address           | 601 E Rogers Road<br>Longmont, CO 80501                                                                                                       |
| Lease Expiration  | 05/31/2033<br>(Open to flexible/shorter-term subleasing)                                                                                      |
| Sub Listing Price | Contact Broker                                                                                                                                |
| Size              | 19.97 Acres (896,893 SF)                                                                                                                      |
| Zoning            | MU-E: Mixed Use - Employment                                                                                                                  |
| Potential Uses    | <ul style="list-style-type: none"><li>- Aggregate Storage</li><li>- Non-Hazardous Storage</li><li>- Industrial</li><li>- Commercial</li></ul> |

## HIGHLIGHTS

- Just east of Highway 287 with convenient access to Highway 119, I-25, and the greater Boulder/Denver Metro
- Functional flex/industrial asset
- Rail access available
- Primarily aggregate storage
- Functional truck scale on-site
- Spacious offices
- Kitchenette



# FLOOR PLANS



## MAP KEY

-  Western Lot (7.84 Acres)
-  Eastern Lot (8.31 Acres)
-  Outlot A (3.82 Acres)

# MAP



## FOR LEASE INFORMATION:

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