

13790 E I-25 FRONTAGE ROAD UNITS C1 & C2 LONGMONT, CO 80504

5,200 SF
Demiseable to
2,500 and 2,700



INDUSTRIAL SPACE FOR LEASE

\$13.00 NNN

New Price

- **Rate:** \$13.00 /SF/Yr NNN, (\$7.50 2025 Expenses)
- **5,200 SF** Two offices & one ADA restroom. Can be demised to 2,500 SF (Ada +2 Off) & 2,700 SF Open
- **Zoning:** [Town of Mead Light Industrial \(LI\)](#) allows contractor shops and many other uses.
- **Features:** Two East facing 12' x 14' Overhead doors, eight (8) parking spaces, semi accessible, 400 amps of 4-wire, 3-Phase, LED lighting, R-20 wall/R-32 ceiling insulation, sprinkled, heated warehouse. Responsive local ownership.
- **Available:** Now.



All information provided is deemed reliable,
but is not guaranteed and should be independently verified.



FOLLOW
SUMMIT ON:



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At I-25 / HWY 66
2 minutes to I-25

5,200 SF of EZ access
shop or warehouse.
Oversized garage 12'
x 14' doors w/opener.



Door & window
package for
offices,
End unit
w/great
customer
visibility



Pull through
access for Semi
Tractor-Trailers.

Oversize OHD's

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