

# INDUSTRIAL SHOP and YARD

26 S. Sunset, Longmont

follow us



**JD Belanger**  
Broker Associate  
(720)600-9084  
jdbelanger1@gmail.com

**Summit Commercial Brokers**  
6800 N 79th St, # 103  
Niwot, CO 80503  
303.931.7341  
[summitcommercial.net](http://summitcommercial.net)

## Heavy Equipment Friendly Boulder County "IG" Zoning.

Central Longmont, easy access to Boulder and I-25.

Perfect For "Resilient St. Vrain" Contractors.

### FULL SITE

1.67 + Acre Yard (73,000 SF)

1.150 SF Office and a 2,000 SF shop

- Base rent \$12,750.00/MO
- Expenses \$1,900.00/MO + Utilities

### YARD SPACE:

- \$2.00/SF/YR,
- ½ AC Minimum, ¼ AC Increments
- Negotiable Term

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## 26 S SUNSET LLC - SOUTH YARD RENTAL



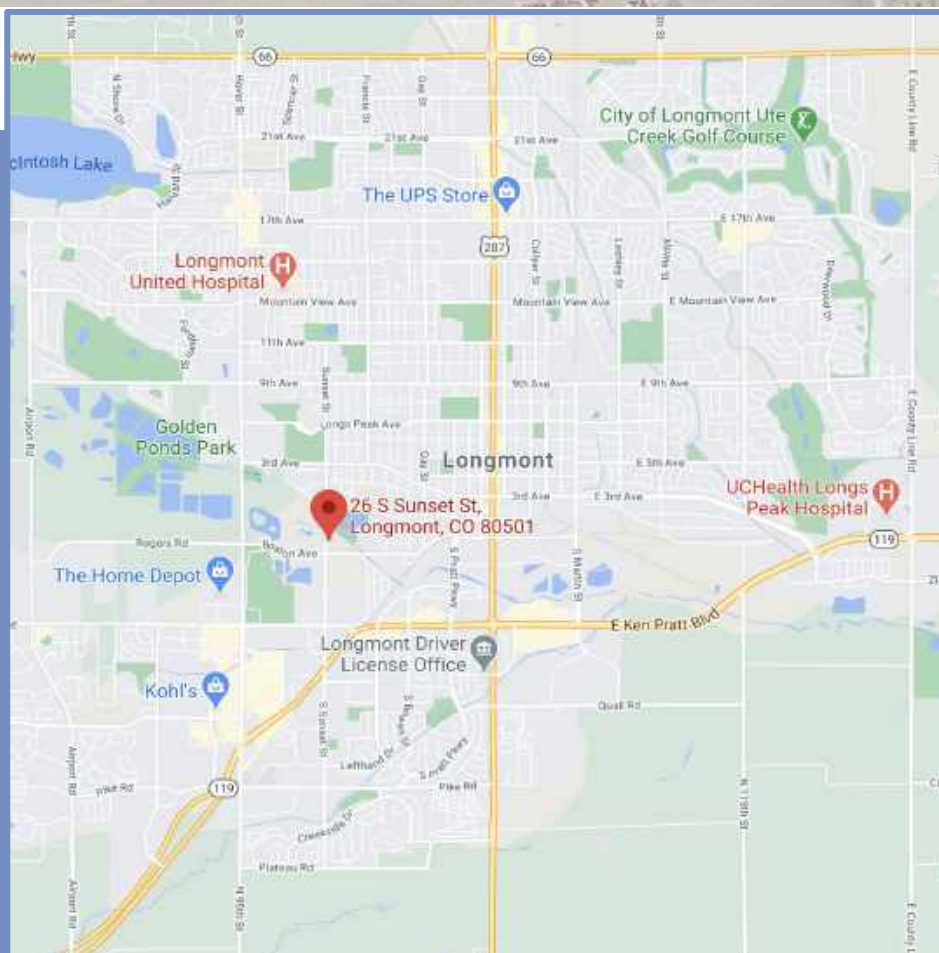
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**Available Shop**

**Available Office**



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## Resilient St. Vrain Project (RSVP) - City Reach

