

4120

SPECIALTY PLACE



AVAILABLE | 100% AIR CONDITIONED
Warehouse/Manufacturing Property in Longmont, CO
129,304 SF on 12.992 Acres

PROPERTY DETAILS

Gross Building(s) Size:

Approximately 129,304 sf (manufacturing/warehouse +/- 105,000 sf)

Built:

2001

Land:

12.992 acres

Zoning:

PUD - Industrial General - Weld county

Construction:

Tilt-Up Concrete

HVAC:

100% air-conditioned manufacturing and warehouse

Clear heights:

22' 5"

Dock High:

- 6 - 9' 8" x 8' 8" dock high
- 1 - 8.5' x 9.5' & 12' x 18' oversized dock door

Drive-In Doors:

- 2 - 9' x 9.5' - south side of building
- 1 - 8' 11" x 9' 5" - southeast corner of the building with ramp

Power:

5,000 amps, 480/277 volt, 3-phase 4 wire

Parking:

Lighted parking spaces for 560 cars with 4 electric car charging hookups

Sprinkler System:

ESFR

Floor Thickness:

6" reinforced

Lighting:

Programable LED lights in manufacturing and warehouse areas

Other:

- 12" Floor Trench carrying compressed air, power and internet
- 40 HP and 20 HP Gardner Denver compressor
- Fiber Provider: Verizon



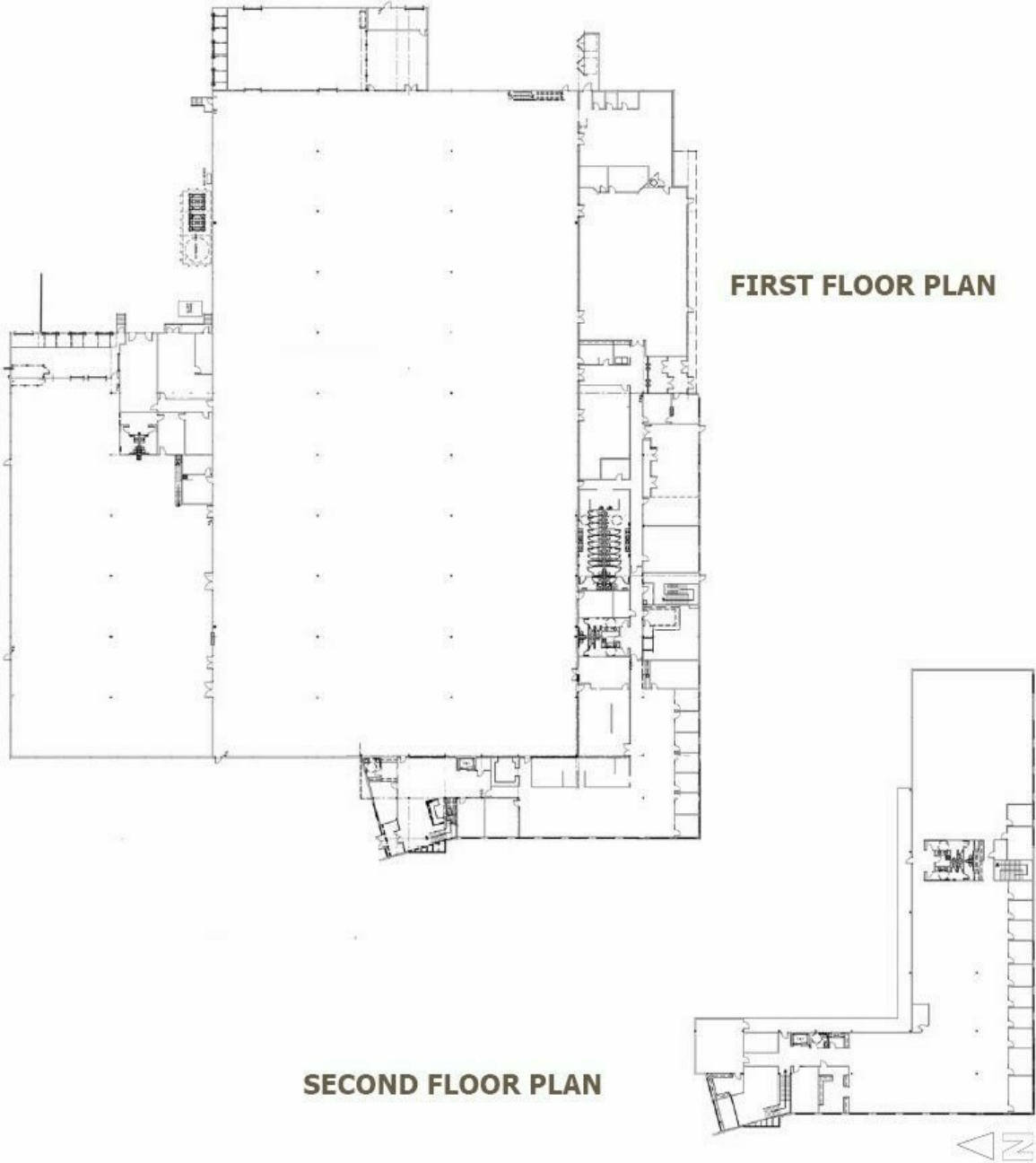
LOCATED ALONG I-25 AND WITHIN MINUTES OF HWY 119, 52 AND 85. BOULDER IS ONLY 23 MILES AWAY AND DENVER IS 31 MILES; DENVER INTERNATIONAL AIRPORT IS 33 MILES.



ADDITIONAL IMAGES



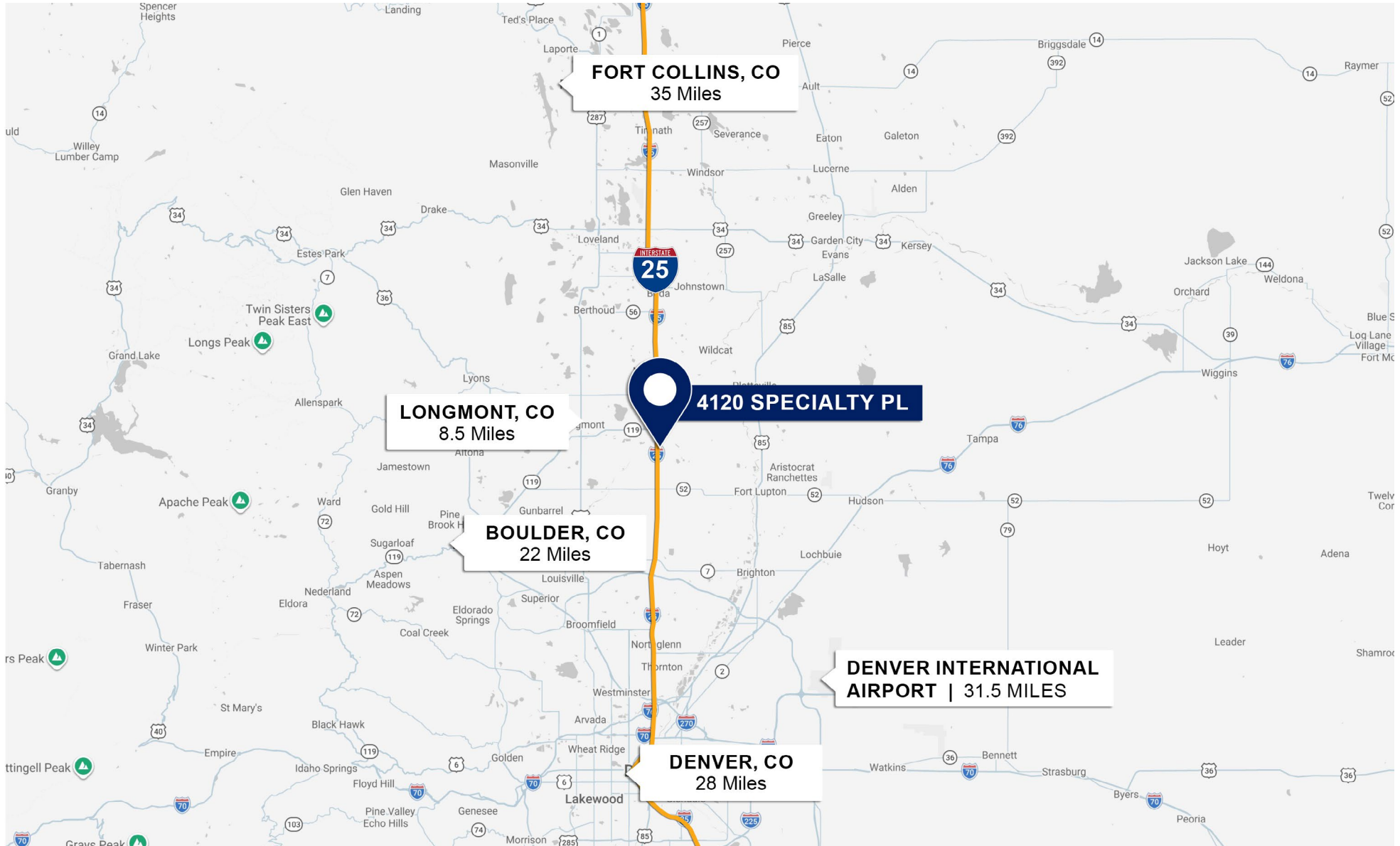
FLOOR PLANS



LONGMONT, CO AERIAL



AREA MAP



REGIONAL MAP



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