

# INDUSTRIAL FOR LEASE

1120 Delaware Avenue | Longmont, Colorado



Central Longmont industrial / flex space for lease. This clean, freestanding building provides 14' clear height, three drive-in bays and 20 parking spaces.

Enjoy a nice setting in a great central Longmont location, ample power and plenty for parking.



To set up a showing:

**MARTY MCELWAIN  
HEREWEIGO,LLC**  
Owner | Manager

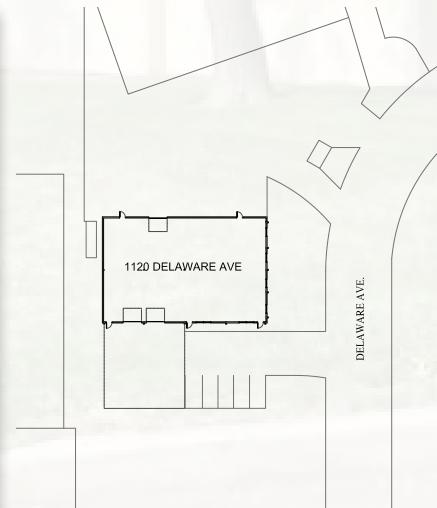
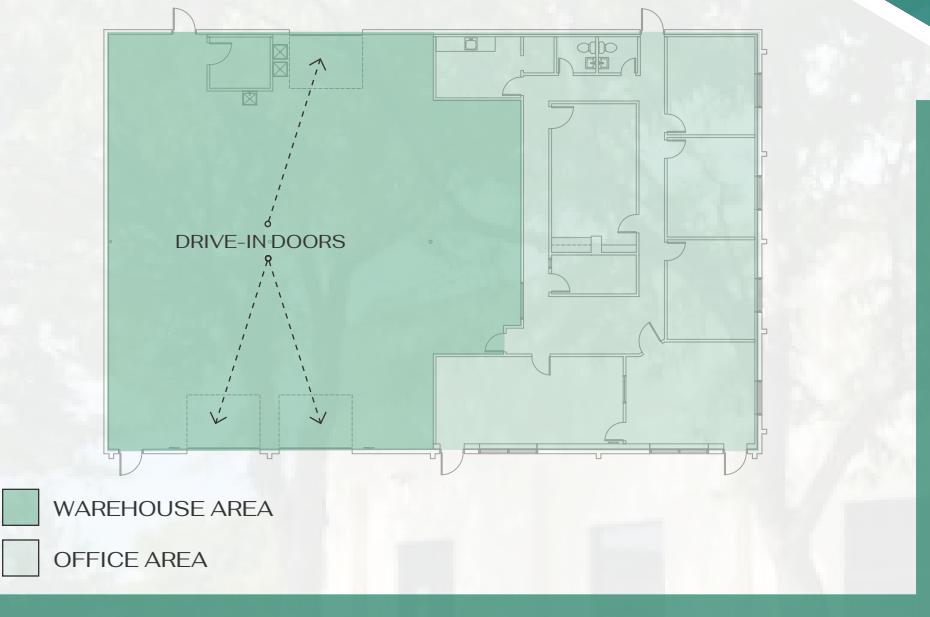
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LEASING CONTACT: MARTY MCELWAIN

[martymac04@hotmail.com](mailto:martymac04@hotmail.com)

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# DETAILS



# INDUSTRIAL FOR LEASE

1120 Delaware Avenue | Longmont, Colorado



## SIZE

5,220 SF



## RENT

\$13 NNN



## AVAILABLE

Immediately



## EST. OP EX

\$2.76 / SF (+ utilities & taxes)



## LOADING

3 drive-in doors



## CLEAR HEIGHT

14'



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