



1401 KEN PRATT BOULEVARD, UNIT A
LONGMONT, COLORADO 80501

CONTACT:

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TOUR**

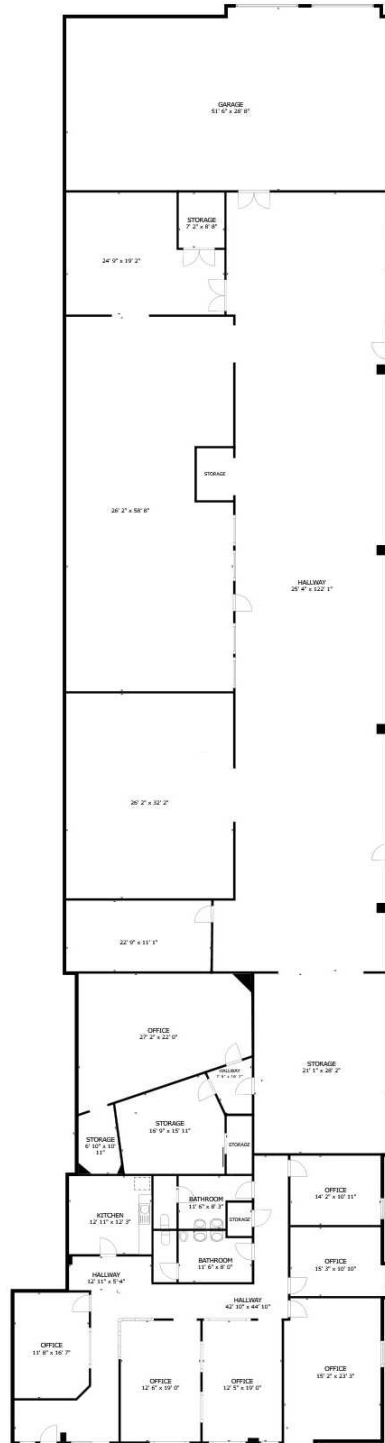


Property Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Triple Nets:	\$5.00 PSF
Available SF:	11,200 SF
Building SF:	44,000 SF
Lot Size:	2.59 Acres
County:	Boulder
Zoning:	MU-E
Dock High Doors/Grade Level:	Two (2)/One (1)

Property Overview

Rarely available 11,200 SF leasing opportunity at 1401 Ken Pratt Boulevard in Longmont, Colorado with a fabulous new facade being added as we speak! Unit A is an end unit with a versatile floor plan suitable for a wide range of Industrial/Flex or Retail users. With ample parking and excellent visibility, it ensures fantastic exposure to Ken Pratt and the Nelson Road intersection for your business. Office/reception space, restrooms and a kitchenette in the front portion of the building and office, warehouse space with two dock high and one grade level doors in the rear. With easy access to any southern or northern locales, this space is designed to accommodate your unique operational needs. Close to many amenities including Whole Foods, banking, restaurants and more! Other long term tenants include Family Carpet One, Crossfit Longmont, Production Dance Centre and Appliance Factory Outlet. Unlock the potential of this exceptional property and make this the next home for your business to thrive.



FLOOR PLAN

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