

PRIME INDUSTRIAL FOR SALE/LEASE

1275 SHERMAN DRIVE, LONGMONT, CO



BOULDER, CO



SHERMAN DRIVE

DESIGNED FOR RAIL ACCESS

UNIT A

15,600 SF
24' CLEAR HEIGHT
2 DOCK DOORS

UNIT B:

LIGHT MANUFACTURING SPACE
27,000 SF (TWO 13,500 SF FLOORS)
10' CLEAR HEIGHT
2 DOCK DOORS
FRIEGHT ELEVATOR
YARD CAN BE SPLIT BETWEEN SPACES
BOTH SPACES AVAILABLE FOR LEASE

.45 AC PAVED YARD

INVESTMENT SUMMARY

Ironstone is pleased to present this rare 42,600 square foot high-bay and light manufacturing industrial building in the heart of Longmont. The property boasts a large paved yard, Twin T construction, heavy power, an ideal layout for single or multiple occupants, and excellent access to HWY 119, I-25, Boulder, and northern Colorado.

The property is approachable for both owner users and investors as it offers tenant flexibility and highly desired industrial space in a market with a vacancy rate of only 3.5%.

LONGMONT OVERVIEW

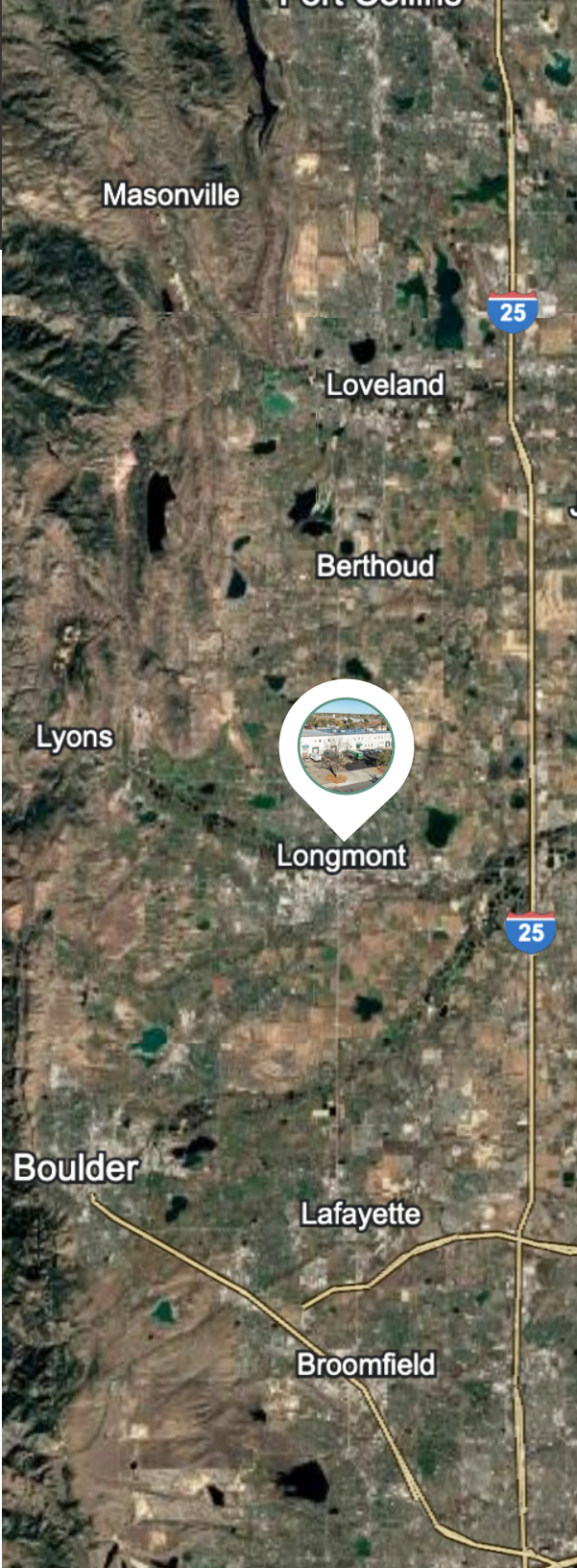
The property is strategically located in South Longmont, served by a well-educated and resourced population. The property is situated along Ken Pratt Boulevard, which enjoys an average daily traffic count of 35,422 cars (Source: Costar data). Longmont, Colorado is located along the Front Range in both Boulder and Weld Counties.

According to the 2020 census, Longmont is home to 98,885 residents. By 2035, Longmont's population is projected to stand at 120,000 residents. As of 2021, the median household income was \$79,140 annually. Longmont was named one of the "Best Places to Live" in 2006 and 2008 by CNN/Money Magazine and again in 2014 by 24/7 Wall St. Longmont was also named an "All American City" by the National Civic League in 2006 and 2018 for its high level of civic engagement, collaboration, inclusiveness and innovation on local issues.

The strategic location between Boulder and northern Colorado, educated populous, and pro-business culture has made Longmont a leading choice for small businesses and high tech fortune 500 companies.

PROPERTY DETAILS

Address	1275 Sherman Drive, Longmont, CO 80501
Square Footage	42,600 Square Feet
Power	3P 1200A 240V (TBV)
Zoning	MU-E (Mixed Use Employment)
Price	Contact Broker
Year of Construction	1976
Lot Size	1.71 Acres
Roof Age & Type	Majority of Roof is 6 Years Old and EPDM
Loading	4 Dock High Doors
Clear Height	24' for Unit A / 10' for Unit B
Paved Yard Size	.45 Acres
Construction Type	Twin T
Parking Lot	Regularly Maintained
Flood Zone	No (Zone X - Area of Minimal Flood Hazard)





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