

FLEX / INDUSTRIAL UNIT AVAILABLE FOR SALE

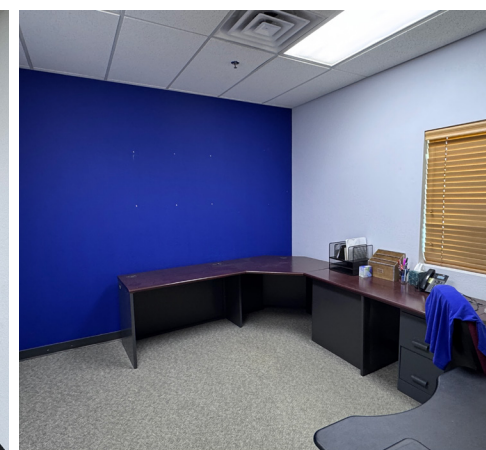
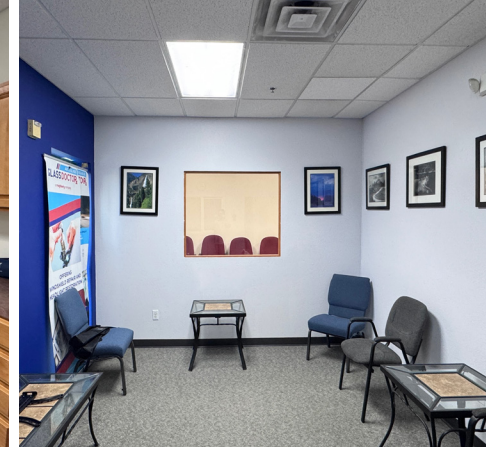
3686

STAGECOACH ROAD, UNIT E & F  
LONGMONT, CO 80504



/// SALE PRICE: \$750,000 (\$230/SF)





# /// PROPERTY FEATURES

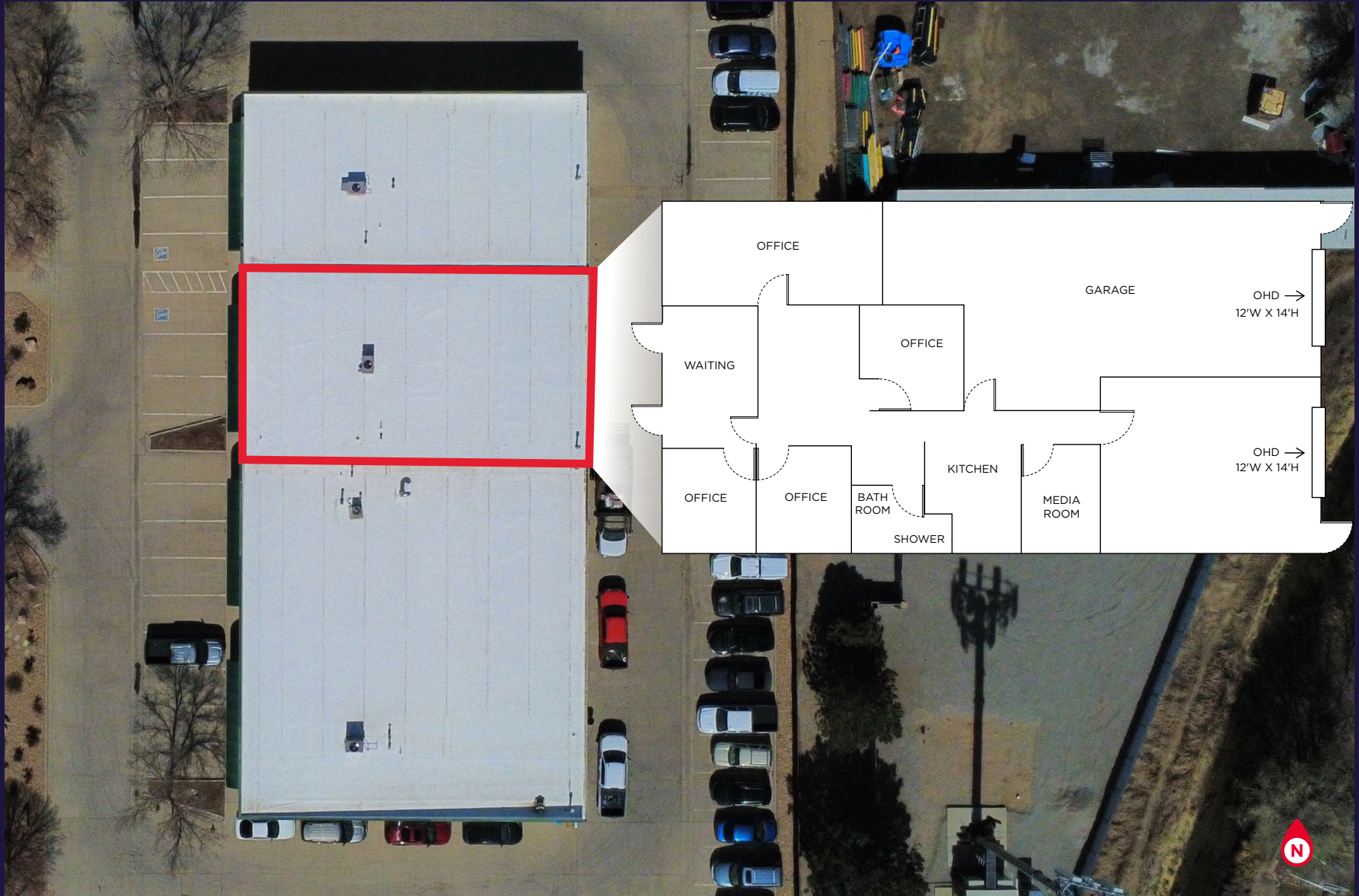
<b>Building Size</b>	3,262 SF
<b>Loading</b>	(2) 12'W x 14'H
<b>Power</b>	3 Phase, 400 Amps
<b>Zoning</b>	<a href="#">PUD</a> 
<b>Year of Construction</b>	2002
<b>Year of Renovation</b>	2021
<b>HOA</b>	\$2,750/year
<b>Parking</b>	6 rear, 4 front
<b>Ceiling Height</b>	16'

Located in Longmont, this 3,262 SF flex industrial unit at 3686 Stagecoach Road offers a functional mix of office and warehouse space. The layout includes three private offices, one conference room, a kitchen, and one restroom, providing an efficient setup for a variety of users. Zoned for flex industrial use, the property is well-suited for businesses seeking a combination of office and light industrial space.

- Fully Sprinklered
- Full HVAC

/// **3686 STAGECOACH RD., UNIT E & F**  
Longmont, CO 80504

# // PROPERTY FLOOR PLAN



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119 **43,615 VPD, COSTAR**

**3686 Stagecoach Rd.  
Longmont, CO 80504**

**90,000 VPD, CDOT**

