

Industrial
Building for
Sublease

711 S Bowen St
Longmont, CO



Property Details:

- Lease Rate: \$9.50/SF NNN
- NNN Estimated at \$3.77/SF
- Building Size: Est 23,200 SF
- Zoning: MU-E
- Uses: Industrial/Flex
- Large, open shop areas, office and storage
- 3 Drive-Ins, 2 Dock-Highs
- 3 Phase Power
- Fenced Yard
- Near amenities

For More
Information
Please
Contact



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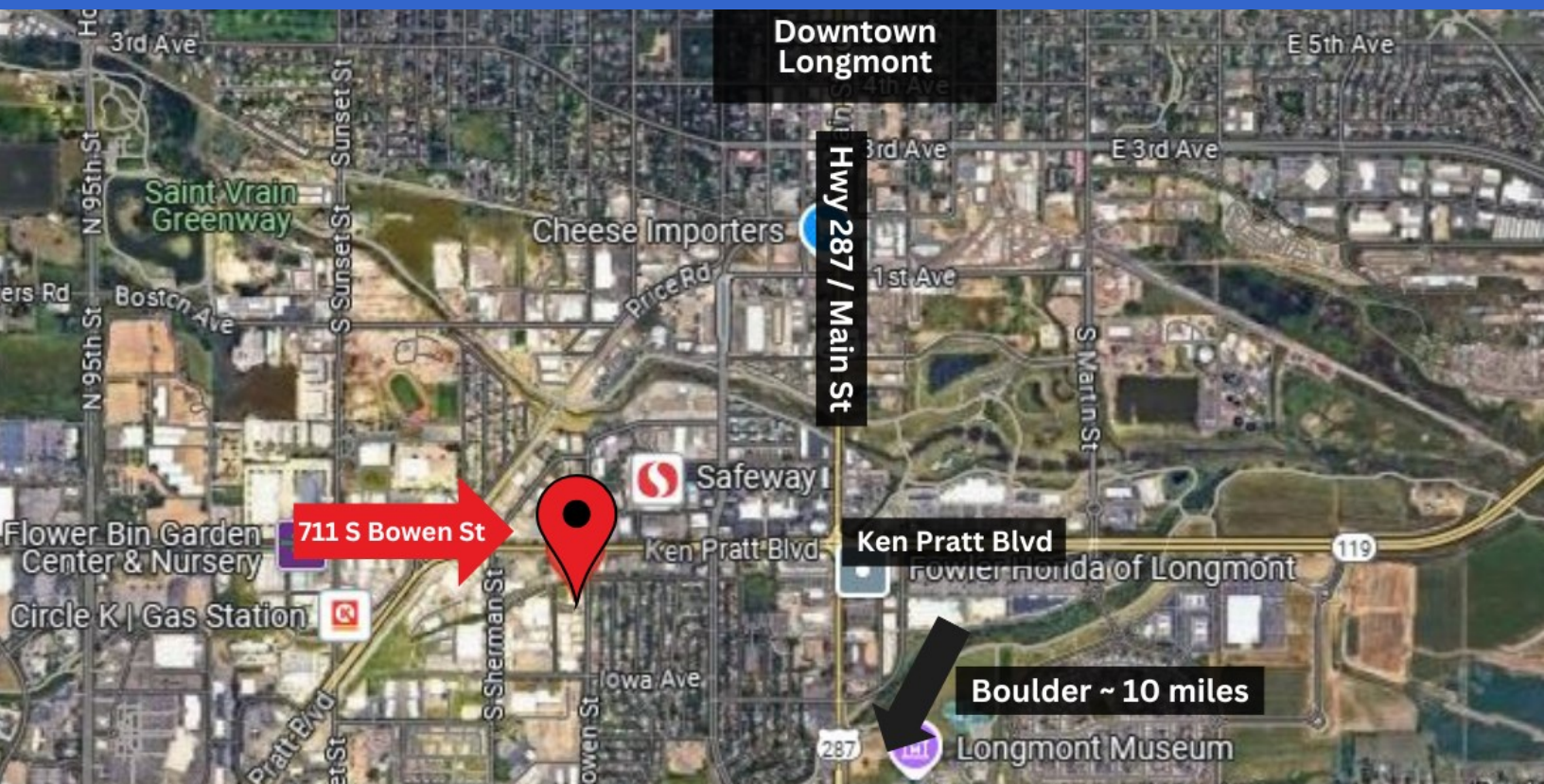
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TRAFFIC COUNTS:

Nelson Rd & S
Bowen St

- Avg. 37,025
Daily Volume

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Demographics

2024 Est. Population
2029 Proj. Population

1-mile

9,192
9,358

3-mile

68,644
68,365

5-mile

107,285
107,284

2024 Est. Households
2029 Proj. Households

3,483
3,547

27,596
27,483

42,735
42,705

2024 Est. Average HH Income
2024 Est. Median HH Income

\$92,915
\$78,356

\$104,385
\$83,551

\$110,721
\$88,042

2024 Est. Median Housing Value

\$410,385

\$454,249

\$480,489

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