

# 1651 Skyway Dr

Longmont, CO

**FOR SALE**

10,000 SF Industrial/Flex Building

\$2,450,000



## Owner/User Opportunity

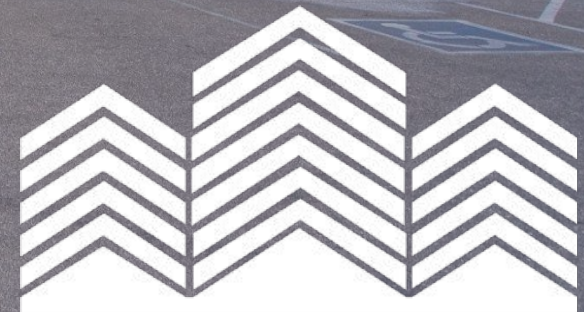
Stand Alone Industrial/Flex Building

Current Buildout - Dog Day Care/Boarding

**Rachel Austefjord**

**[rachel@summitcommercial.net](mailto:rachel@summitcommercial.net)**

**408.427.4757**



**SUMMIT**  
COMMERCIAL BROKERS

The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.



# PROPERTY OVERVIEW

1651 Skyway Dr, Longmont, CO

Building Size	10,000 sf
Parcel Size	Approximately 1.23 acres (53,772 square foot)
Sale Price	\$2,450,000
Current Use	<b>Dog Boarding/Daycare</b> Kennels (71) & Fenced Dog Play areas can be removed or available for additional purchase
Industrial Specs:	<ul style="list-style-type: none"><li>• <b>Ceiling Height:</b> 13'</li><li>• <b>Power:</b> 600 Amps, 120/208V, 3 ph, 4 W</li><li>• <b>Loading:</b> 3 grade-level 10' overhead doors</li><li>• <b>HVAC:</b> 100% Climate Controlled<ul style="list-style-type: none"><li>◦ 3 RTUs (5, 6, 10 ton). Each has an Energy Recovery Ventilator (ERV)</li></ul></li></ul>
Property Taxes	\$47,446.42
Parking	24 spaces
Year Built	2020
Zoning	PUD with C-3 (Business Commercial) and I-1, (Industrial) zone district uses
Utilities	<ul style="list-style-type: none"><li>• <b>Water:</b> Left Hand Water District</li><li>• <b>Sewer:</b> St. Vrain Sanitation District</li><li>• <b>Gas:</b> Xcel Energy</li><li>• <b>Electric:</b> United Power</li></ul>

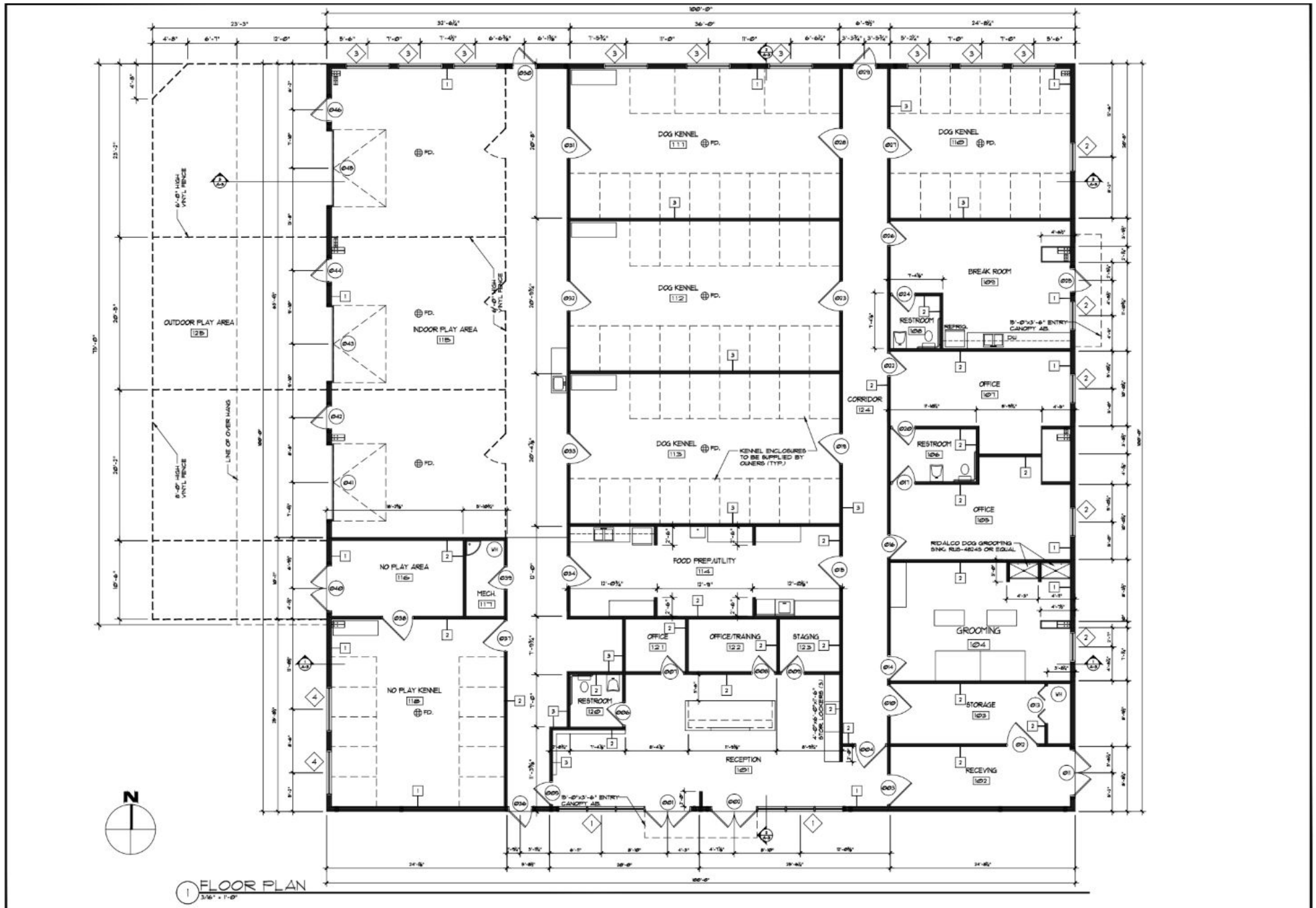
1651 Skyway Drive offers a rare opportunity to own a modern, freestanding 10,000 SF building in the highly desirable Vista Commercial Business Park. Built in 2020 with flexibility at the forefront, the property was originally designed as a premium dog boarding and daycare facility, but its layout, utilities, and construction quality easily support a wide range of commercial, light-industrial, service, and specialty uses.

Inside, the building offers a thoughtful and highly functional layout. A welcoming reception and storefront lobby anchors the front of the space, flanked by private offices along one side. The remainder of the building transitions into a large warehouse area, complemented by a series of smaller interior rooms that previously housed kennel runs. These rooms were constructed with flexibility in mind and can be easily reconfigured—their interior walls can be removed to create a wide-open layout or retained to maintain separation for specialized uses. Several of the original dog daycare and boarding infrastructure components may be removed at the Buyer's discretion or are available for additional purchase for operators seeking a turnkey setup.

Situated just east of Sandstone Ranch, the property carries a Longmont address yet sits in unincorporated Weld County, providing business-friendly regulations and the advantage of being located within the fastest-growing county in Colorado. Its location is ideal for capturing traffic from the rapidly expanding communities of Frederick, Firestone, and Dacono as they travel into Boulder County through Longmont—the region's key connector. At the same time, Longmont's own development continues to push east toward I-25, placing this property directly in the path of growth in a well-established business park.

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# AREA DEMOGRAPHICS

1651 Skyway Dr, Longmont, CO

## DEMOGRAPHICS

CATEGORIES	1 Mi	3 Mi	5 Mi
Population	1,492	19,244	90,430
Average Household Income	\$151,977	\$138,883	\$123,750
Average Disposable Income	\$110,645	\$102,416	\$91,949
Bachelor's/Grad/Prof Degree	53.5%	54.0%	45.4%
Median Home Value	\$657,653	\$636,984	\$604,127

## Drive Times & Traffic Counts

LOCATION	Drive Time or Traffic Count
Denver International Airport	35 Minutes
Boulder	30 Minutes
Traffic on CO 119 at Vista Commercial Business Park	34,000 Vehicles Per Day



# PROPERTY OVERVIEW

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Aerial View





# PROPERTY OVERVIEW

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Front & Side Profile of Building & Reception Area





# PROPERTY OVERVIEW

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Main Open Warehouse Space (13' Clear Height w/ 3 Overhead Doors)





# PROPERTY OVERVIEW

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Break Area, Office w/ Bathroom, Former Grooming Room, and Laundry/Storage





# PROPERTY OVERVIEW

1651 Skyway Dr, Longmont, CO

Warehouse Space and Additional Break Room





# CONTACT US

1651 Skyway Dr, Longmont, CO



**Rachel Austefjord**

**Broker | Partner**

408 427 4757

[rachel@summitcommercial.net](mailto:rachel@summitcommercial.net)



Rachel Austefjord is a Partner and Commercial Broker with Summit Commercial Brokers, specializing in leasing and sales of retail, industrial, office, and land properties throughout the Front Range. Since joining Summit in 2018, she has built a strong reputation for deep market knowledge, thoughtful analysis, and a collaborative, client-focused approach to dealmaking.

Rachel has worked extensively in the Longmont market since the start of her career and has lived in Longmont since 2020, giving her a detailed understanding of local trends, tenant demand, and the factors driving growth across the region. She is also an active member of the Commercial Brokers of Longmont group and the Longmont Chamber, helping her stay closely connected to the city's business community. Since 2018, she has been organizing the Commercial Brokers of Boulder, a longstanding local networking group she recently helped integrate into the Boulder Chamber in 2024, supporting collaboration across the greater Front Range commercial real estate community.

Originally from the Bay Area, Rachel has longstanding ties to Colorado, having spent summers in the mountains west of Boulder before attending CU Boulder. Her local roots and on-the-ground experience provide her with a nuanced perspective on the Front Range's evolving commercial landscape.