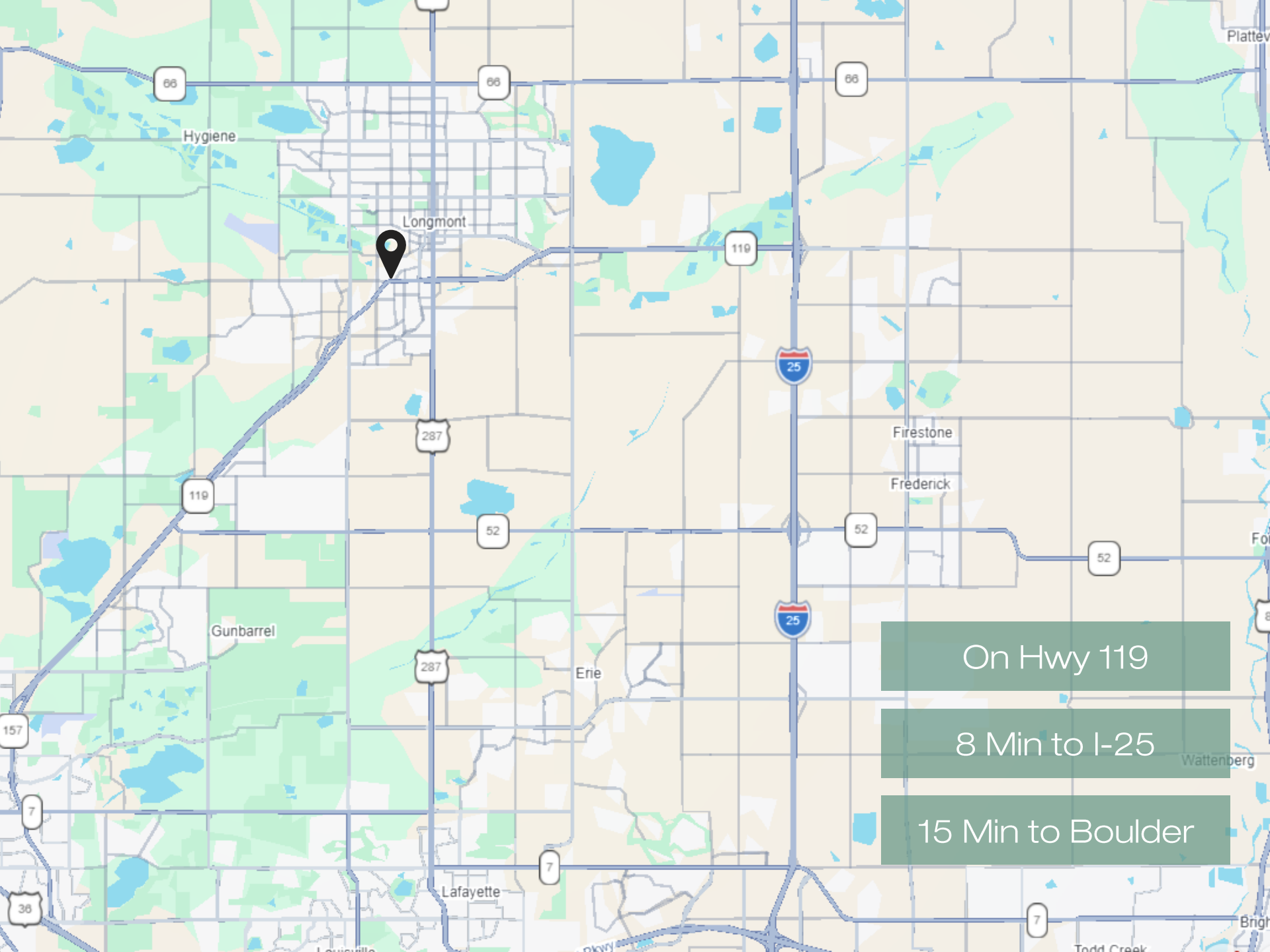


# HIGH EXPOSURE ASSET FOR SALE

*1375 Sherman Drive, Longmont, CO*







Longmont

On Hwy 119

8 Min to I-25

15 Min to Boulder

# PROPERTY SUMMARY

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Sherman Station presents investors and owner-users with the opportunity to acquire a well-located, multi-tenant property in Longmont, prominently positioned along Highway 119 and anchored by AutoZone. Given the highway exposure and flexible zoning, this property can accommodate both industrial and retail users.

AutoZone currently occupies 8,300 SF, while the remaining 11,180 SF will be available for lease beginning April 1, 2026. This space was originally designed to be easily re-demised into three suites of approximately 4,068 SF, 4,088 SF, and 3,608 SF. Each suite features a drive-in door and separate metering, making it ideal for a variety of users.

Additionally, the property benefits from an approved condominium association, allowing buyers the flexibility to acquire individual condo units in the following sizes:

- Suite 1: 8,300 SF (AutoZone)
- Suite 2: 4,068 SF
- Suite 3: 4,088 SF
- Suite 4: 3,608 SF

**Please contact the broker for additional details regarding the AutoZone lease.**





## PROPERTY DETAILS

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Address	1375 Sherman Drive, Longmont, CO
Property Type	Industrial/Retail
Purchase Price	Contact Broker
Building Square Feet	20,180
Lot Size	1.76AC
Condo Sale Available Sizes	8,300 SF, 4,088 SF, & 3,000 SF
Secured Yard	Yes – 8' Fenced, Gated, Improved, & Lit
Year Built	1974/2013
Drive-in Doors	4
Clear Height	14'
Power	3p, 480v, 200aTBV
Zoning	MU-E
Roof	2023 TPO



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