

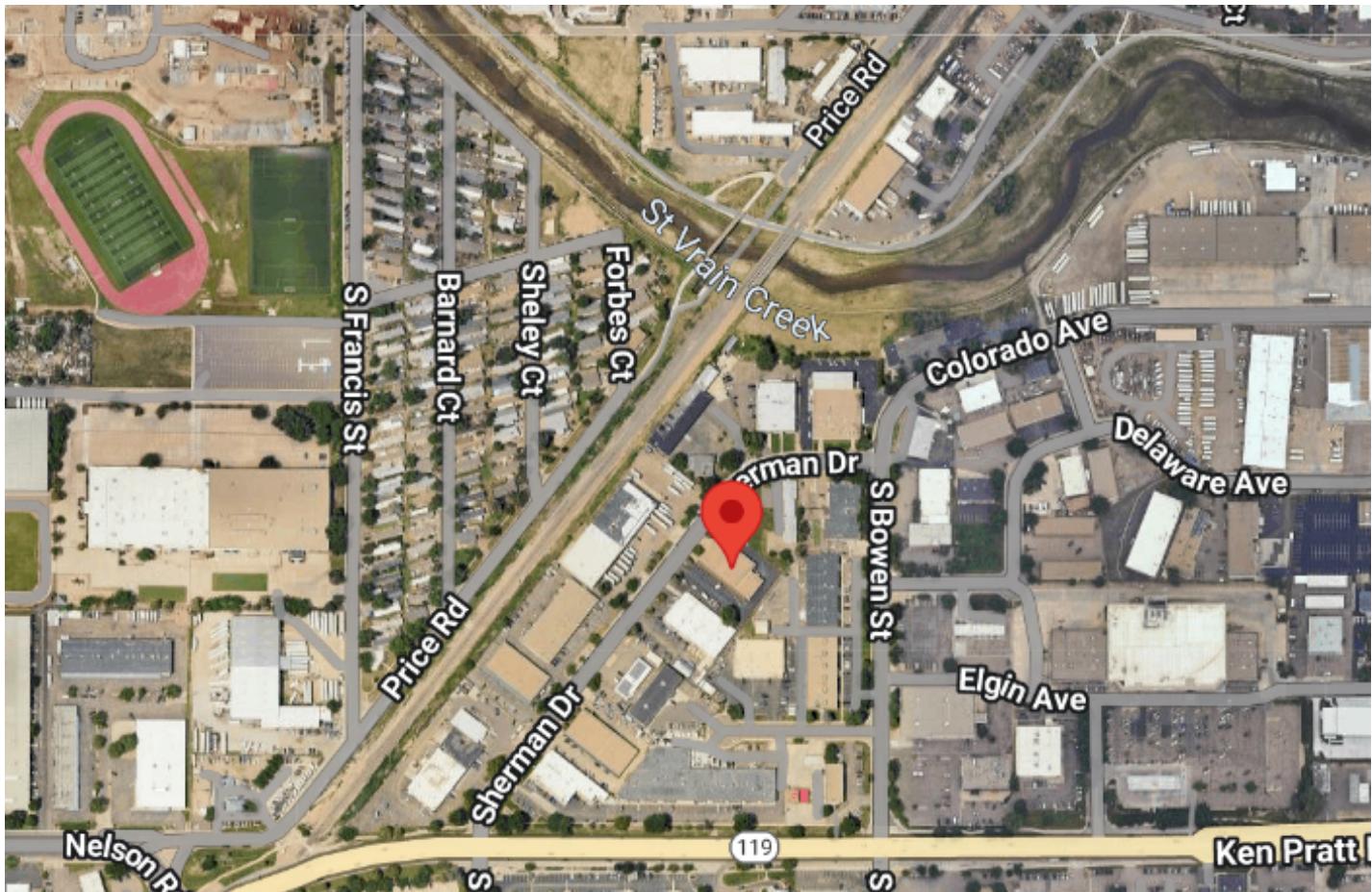
**1254 Sherman Drive, Unit 2
Longmont, Colorado 80501**



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Each Office Independently Owned and Operated.



Property Summary

Lease Rate:	\$13.00 PSF + NNN
2025 Estimated	\$5.00 PSF
Triple Nets:	
Unit Size:	2,400 SF
Lot Size:	35,917 SF

Property Overview

Approximately 2,400 square feet of light industrial/flex space available in Southwest Longmont. The building is located just north of Ken Pratt Boulevard and convenient to restaurants, shopping and services. This unit contains a small office area up front with open warehouse space in the rear, one restroom, and one overhead door. NEW epoxy floors and interior paint! Ample parking and easy access for loading and unloading.