



DEAN CALLAN
& COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

INDUSTRIAL WAREHOUSE SPACE FOR SUBLEASE

218 KIMBARK STREET
LONGMONT, COLORADO 80501

Versatile industrial warehouse space for sublease. The facility features a strategic mix of refrigerated cold storage and a dry storage area. Minimal office space, approximately 500 SF, is situated on the southeast corner. The warehouse is divisible to 500 SF, providing shared subtenants with flexible options. With 5 docks, logistical operations are streamlined for convenience. Sublease terms extend through 1/31/27, with potential for earlier arrangements. Explore the possibilities with longer direct lease terms also on the table.

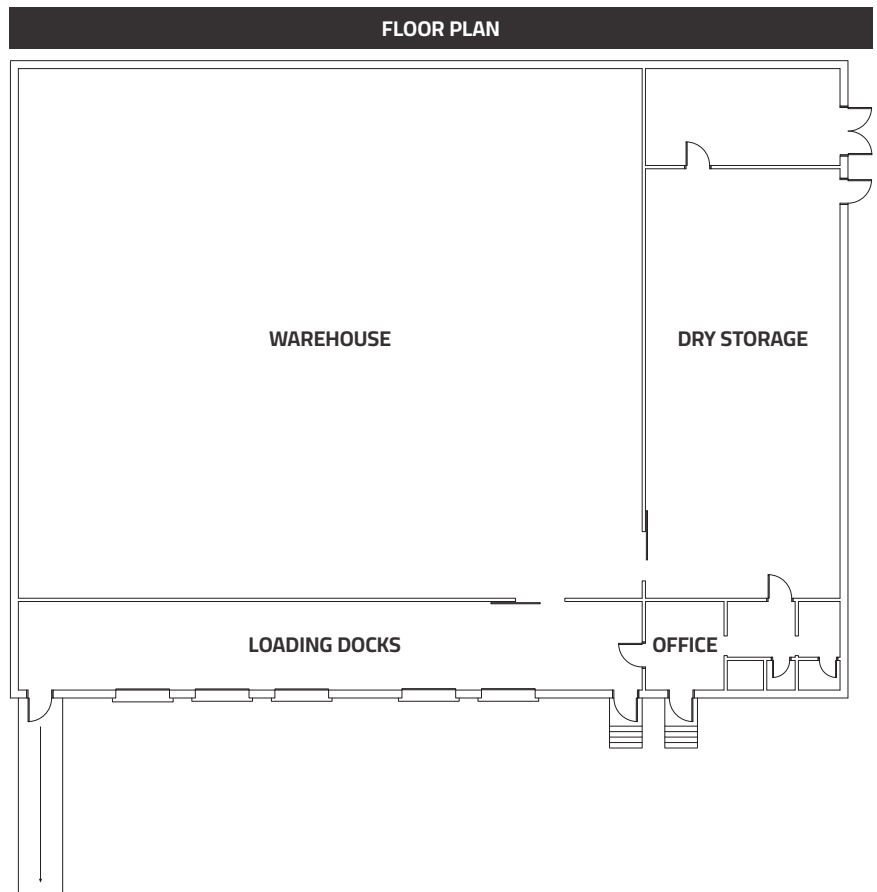
[Call us for more information and to set up a tour.](#)

TERMS

Available Space:	11,571 SF (Warehouse is divisible to 500 SF shared subtenants)
Lease Rate:	\$12.00 / SF / NNN
Expenses:	\$5.62 / SF + Utilities (Est. 2024)
Sublease Term:	Thru 1/31/27, or sooner. Longer direct lease terms also available.

PROPERTY FEATURES

- Versatile Warehouse Space:** Industrial facility offering a blend of refrigerated cold storage and dry storage areas.
- Ceiling Clear Height:** 16'
- Minimal office space of approximately 500 SF
- Divisible Options:** Warehouse divisible to 500 SF, providing shared subtenants with adaptable configurations.
- Equipped with 5 docks
- Sublease Terms:** Available through 1/31/27, with the possibility of earlier arrangements for added flexibility. Direct lease terms beyond the sublease period are also open for exploration.



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



Call us for more information
and to set up a tour.

DEAN CALLAN & COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.