

# FLEX SPACE WITH YARD FOR LEASE

10767 Turner Boulevard,  
Longmont, CO, 80504



HWY 119

TURNER BLVD

TURNER AVE



CLICK HERE FOR  
VIDEO TOUR

## PROPERTY HIGHLIGHTS

**Rare flex office space** with easy access to the I-25 corridor and Highway 119, with shop area and outdoor storage. Offers three (3) or four (4) private offices, a conference room, a kitchenette, an open office area, a reception, and interior storage. Overhead door with shop area for deliveries or small-scale manufacturing. Designated yard space is included in the monthly lease rate and provides secure, fenced outdoor storage (see approximate size on the aerial map), shared with other tenants, as well as adequate space for employee parking, equipment parking, and more. Ideal location for businesses needing fast access to the northern I-25 corridor. Well-suited for oil and gas, engineering, surveying, environmental testing, wholesale, or construction companies. Tenant pays utilities to include (gas, electric, trash, communications, and sewer).

- Excellent regional access via Hwy 119 and I-25
- Competitive lease rate
- Yard available (approx 0.35 acres)
- Ample power
- Overhead door (1)

<b>Building Size</b>	3,650 RSF
<b>Yard Size</b>	0.35 acres
<b>Lease Rate</b>	\$4,500/month MG
<b>Availability</b>	Immediately
<b>Zoning</b>	Business Commercial (C-3)

Colorado  
Group

FOR MORE INFORMATION

**Karla Brown**  
Principal/Senior Broker  
303.449.2131 ext 151  
karla@coloradogroup.com



Drive-In Door



Flex Space



Outside Storage

# FLEX SPACE WITH YARD FOR LEASE

10767 Turner Boulevard, Longmont, CO, 80504

Colorado  
Group

## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

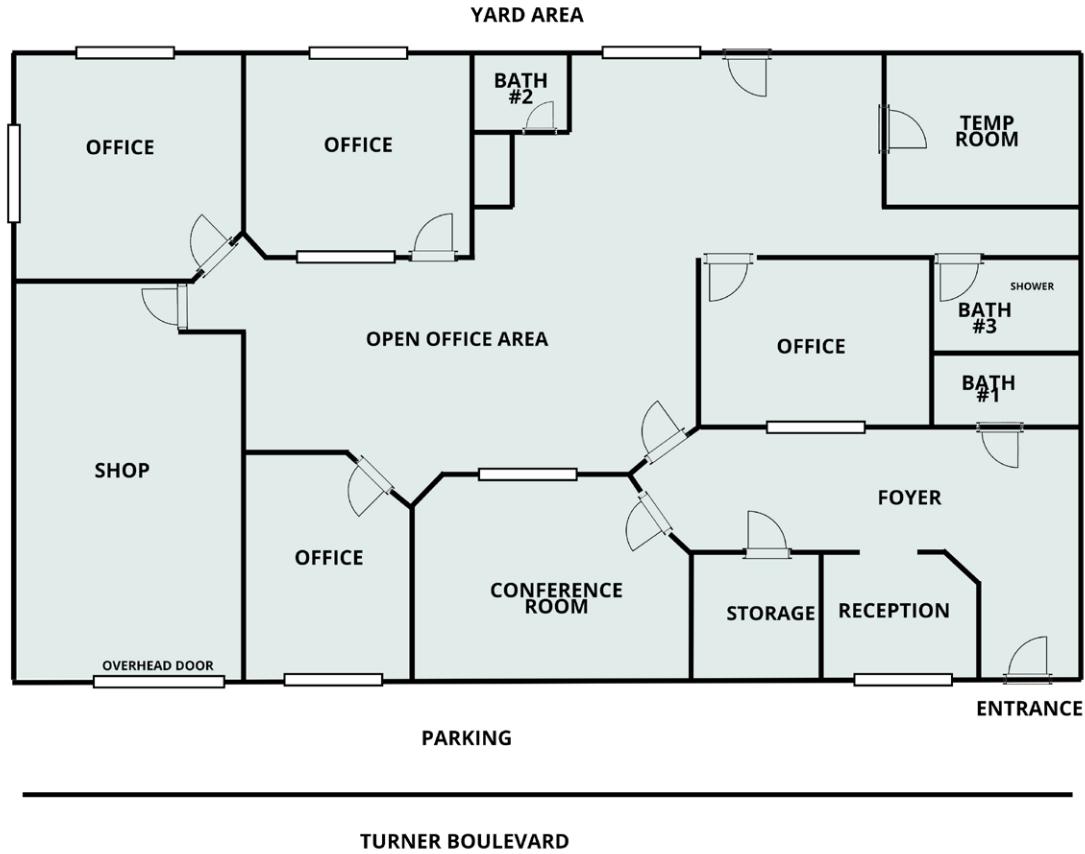
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

# FLEX SPACE WITH YARD FOR LEASE

10767 Turner Boulevard, Longmont, CO, 80504

Colorado Group

## PROPERTY FLOOR PLAN



## PROPERTY OVERHEAD VIEW



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

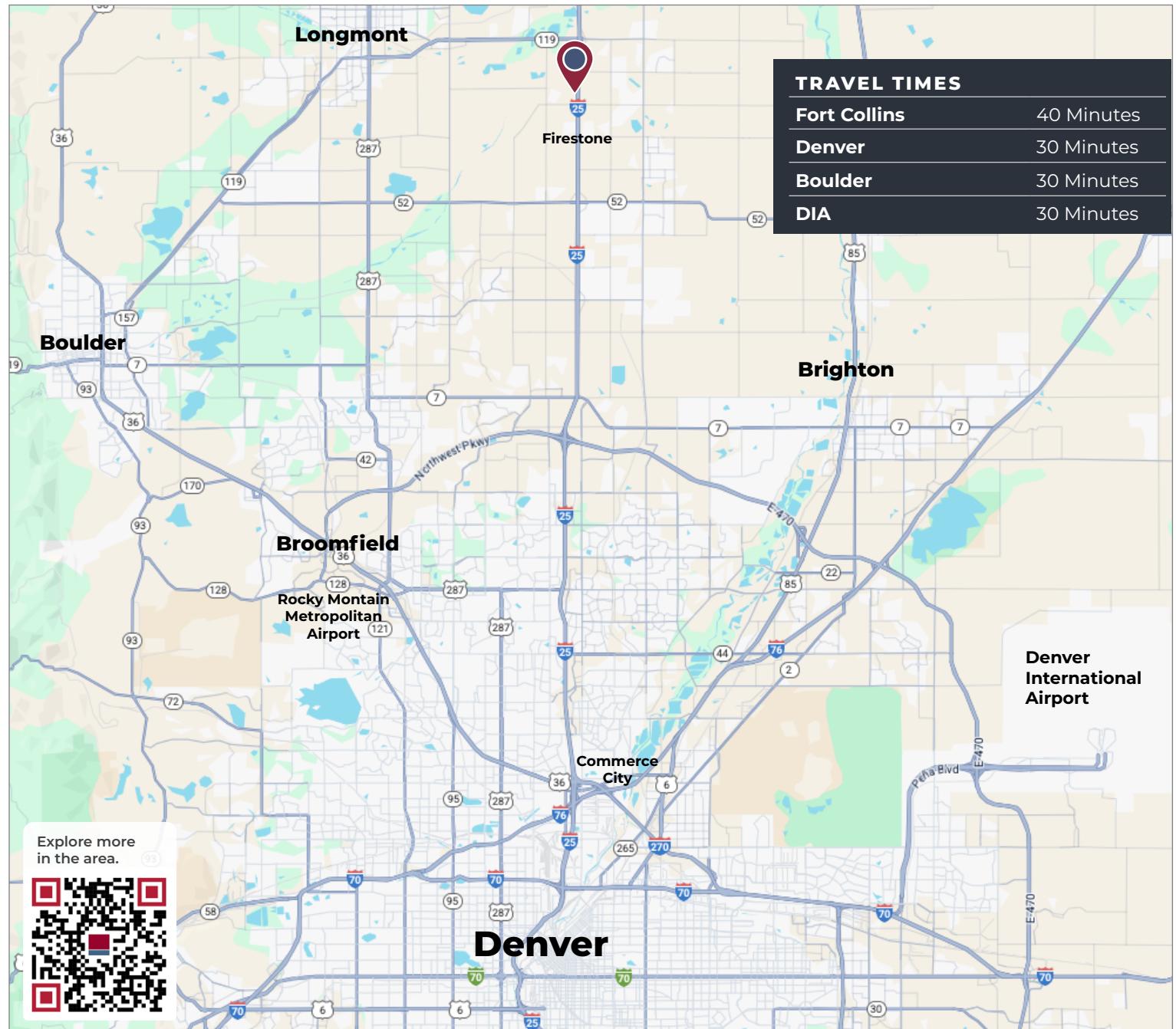
# FLEX SPACE WITH YARD FOR LEASE

10767 Turner Boulevard, Longmont, CO, 80504

Colorado  
Group

## PROPERTY LOCATION

10767 TURNER BOULEVARD  
LONGMONT, CO, 80504



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)