

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)

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

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FOR MORE INFORMATION

Karla Brown

Principal/Senior Broker
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karla@coloradogroup.com



Drive-In Door



Flex Space



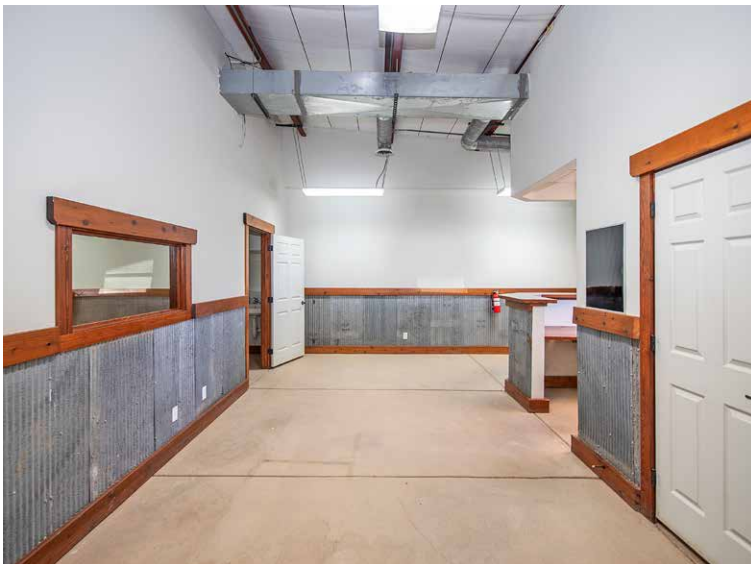
Outside Storage

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PROPERTY PHOTOS



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

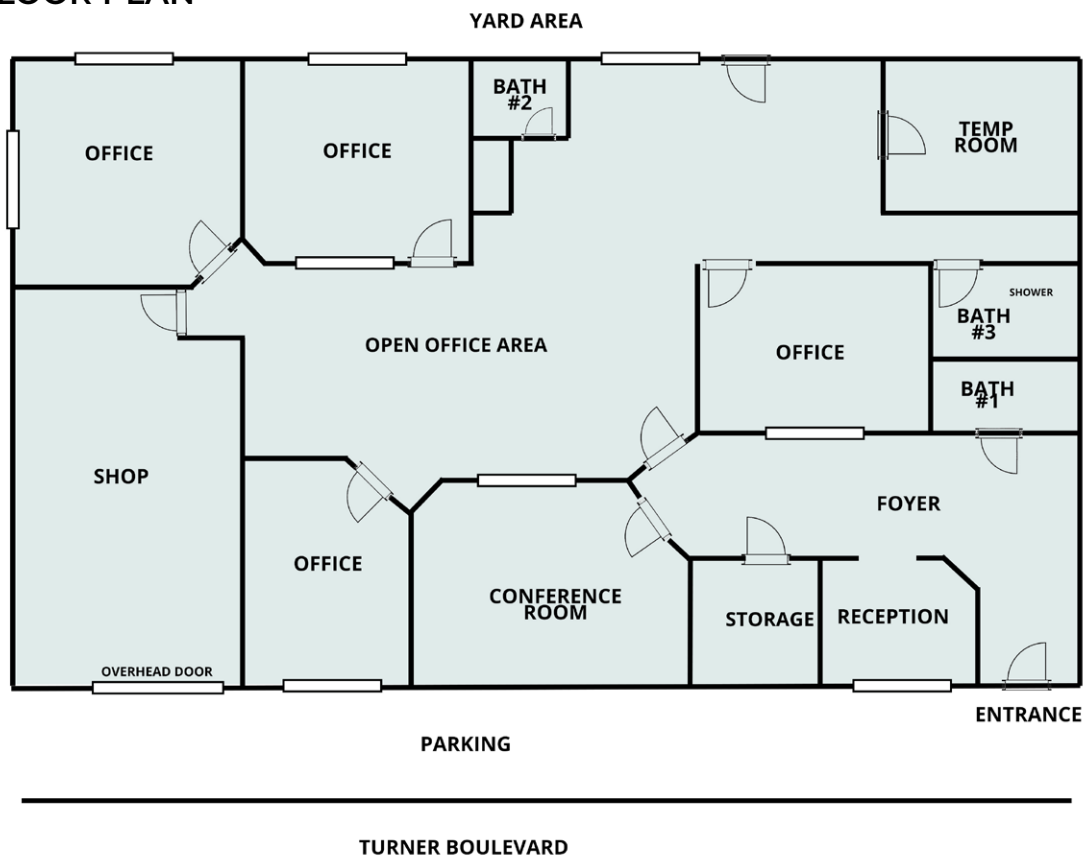
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PROPERTY FLOOR PLAN



PROPERTY OVERHEAD VIEW



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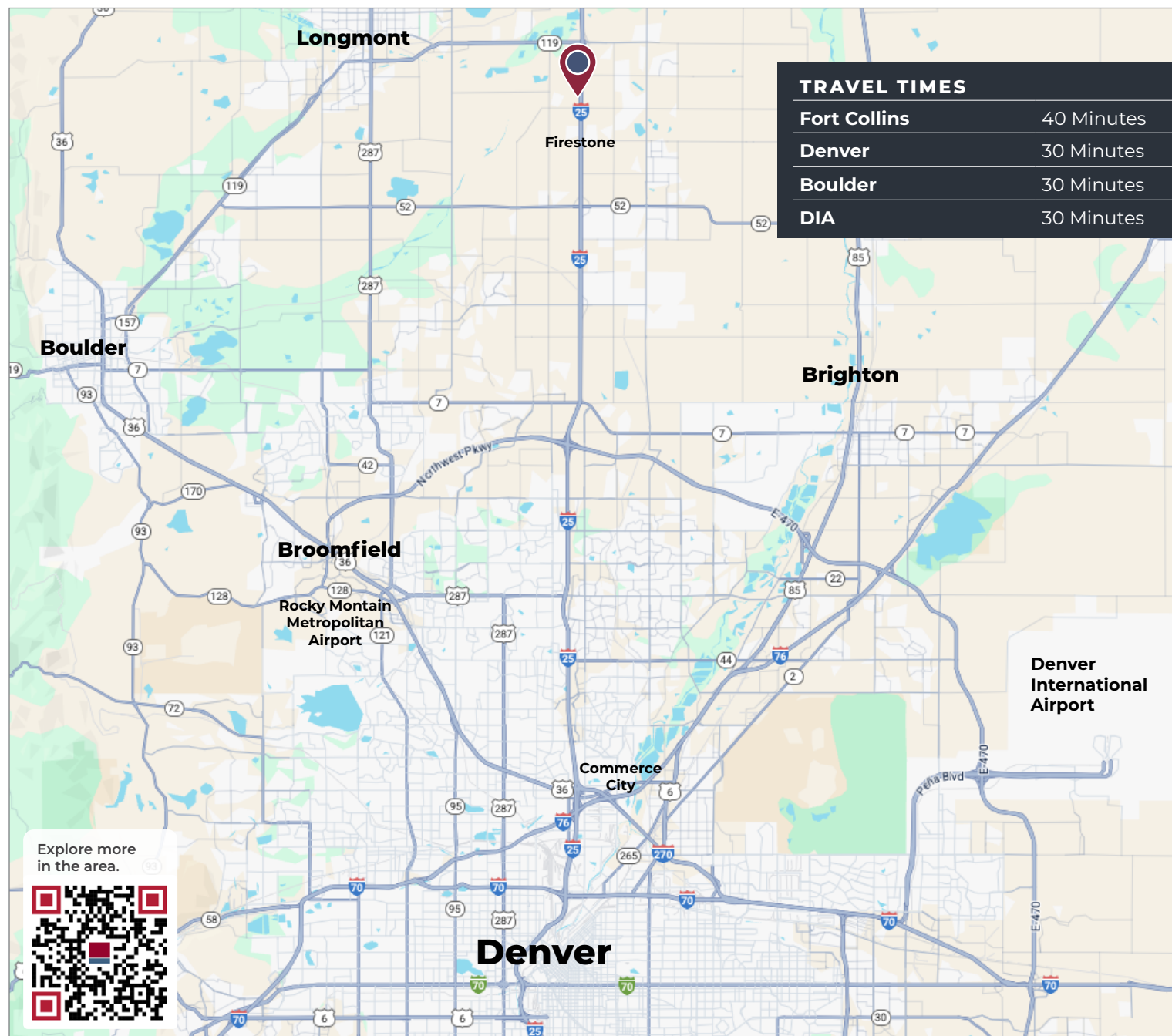
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PROPERTY LOCATION



10767 TURNER BOULEVARD
LONGMONT, CO, 80504



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