



DEAN CALLAN
& COMPANY INC

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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.

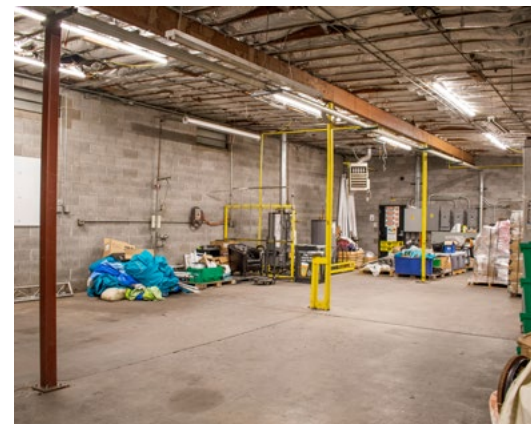
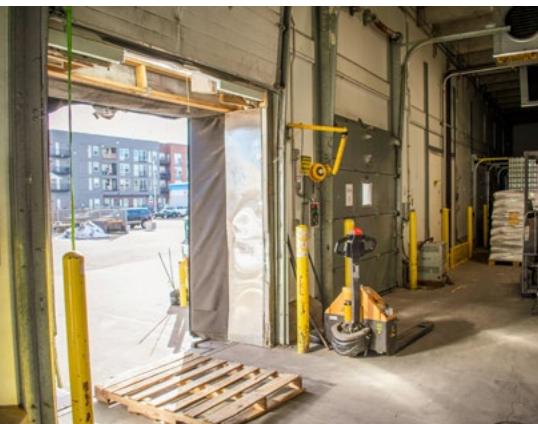
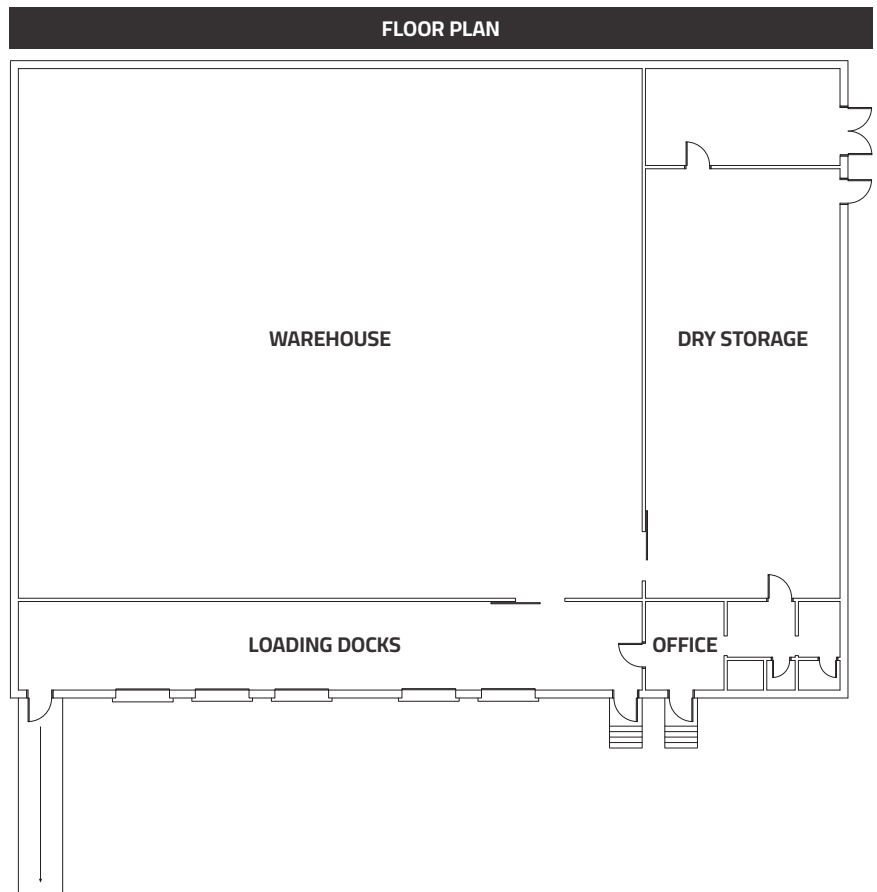
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TERMS

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.



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