

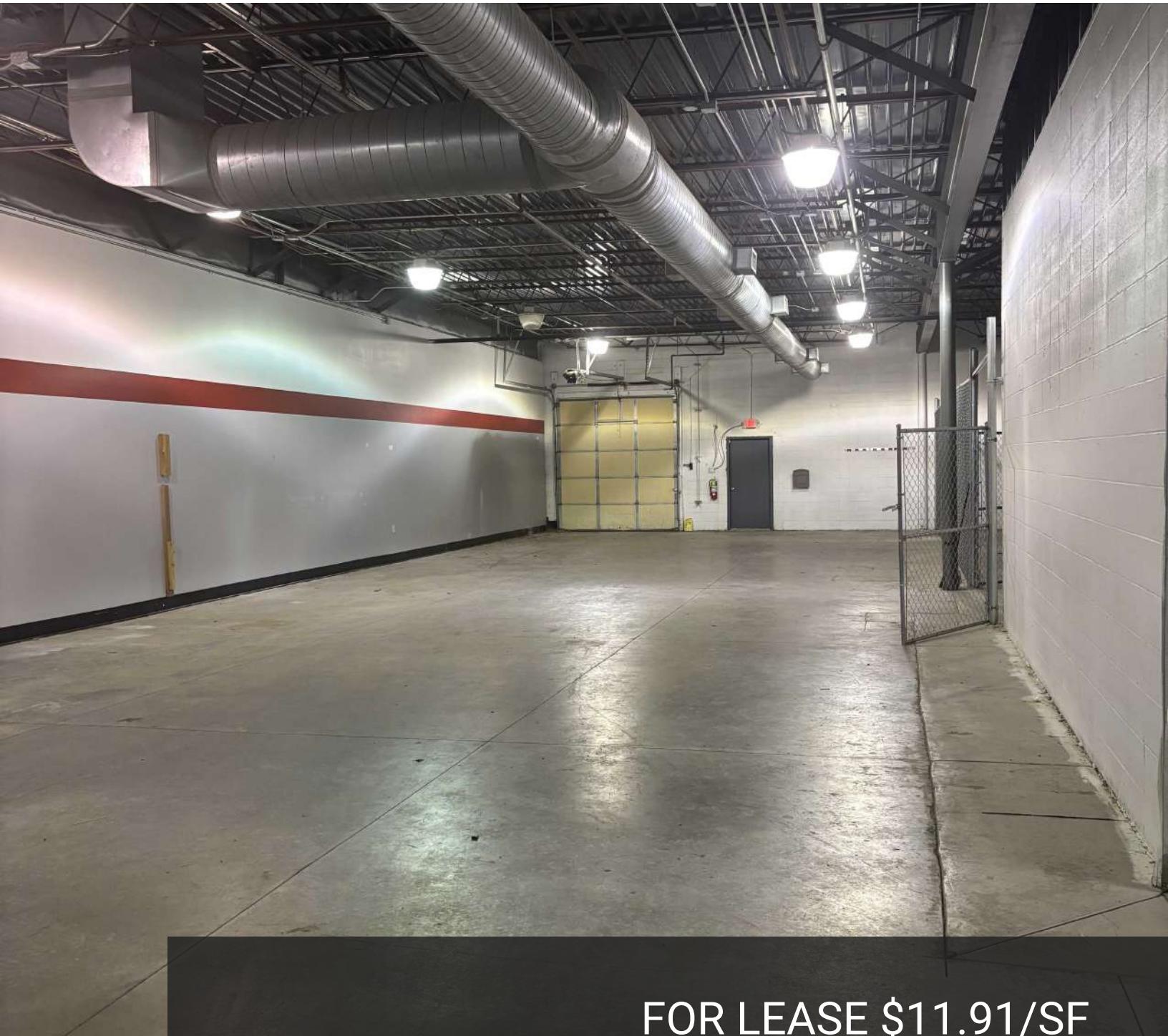
## SUBLEASE OPPORTUNITY

### FLEXIBLE INDUSTRIAL SPACE IN FIRESTONE, CO

4104 SABLE AVENUE, LONGMONT, CO 80504



TRANSWORLD®  
Commercial Real Estate



FOR LEASE \$11.91/SF

TRANSWORLD CRE  
2124 Parkwood Drive  
Bedford, Texas 76021

  
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Commercial Real Estate

PRESENTED BY:

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# PROPERTY SUMMARY

Industrial Sublease Opportunity

4104 Sable Avenue | Longmont, CO 80504

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## Highlights

Property Type:	Industrial/Flex
Rentable Space:	7,377 SF
Office:	2,177 SF (30%)
Warehouse:	5,200 SF (70%)
Sublease Rent:	\$11.91/SF
NNN's est.:	\$7.02
Sublease Expiration:	July 31, 2026
Parking Spaces:	12
# Offices:	4
# Drive-in Doors:	1
Clearance:	14' - 16'
Power:	3 Phase
Fenced Yard:	Yes
County:	Weld

## Property Overview

Located at 4104 Sable Avenue, Unit 2, Firestone, CO 80504, this property offers 7,377 SF of adaptable industrial/flex space for sublease through July 31, 2026. With a competitive lease rate of \$11.91/SF NNN, the property is ideal for businesses seeking functional warehouse or light industrial space in an accessible Northern Colorado location. The unit provides a clean, efficient layout suited for a variety of operations, including plumbing, contracting, storage, or light manufacturing.

## Location Overview

Situated in Weld County, this property benefits from Firestone's growing industrial and commercial corridor. The site offers convenient access to major highways, including I-25, providing seamless connectivity to the Denver metro area, Longmont, and Fort Collins. Firestone's expanding business community and central location make it an excellent choice for companies looking to establish or grow their operations in Northern Colorado.

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# PROPERTY PHOTOS

Industrial Sublease Opportunity

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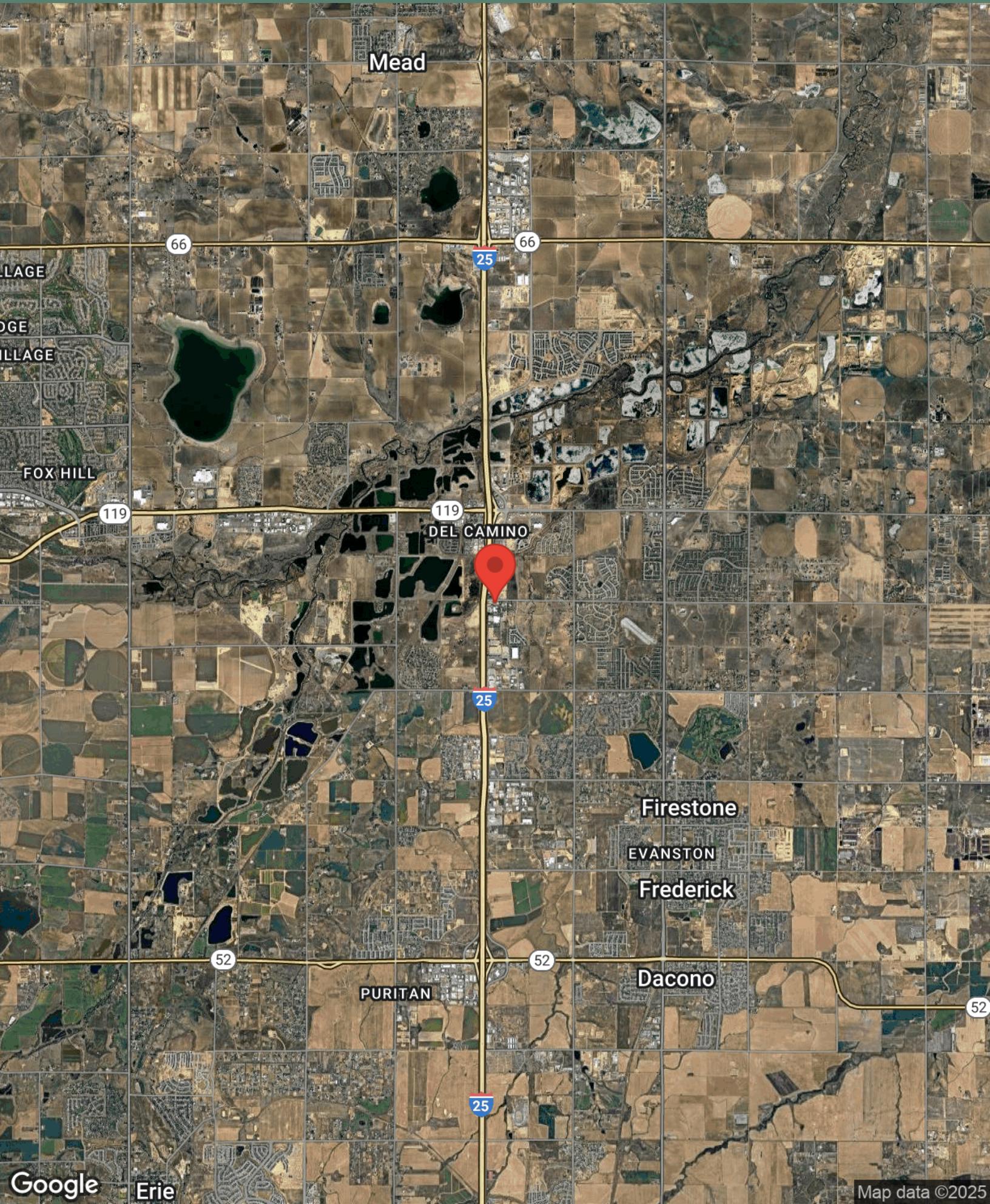


# REGIONAL MAP

Industrial Sublease Opportunity

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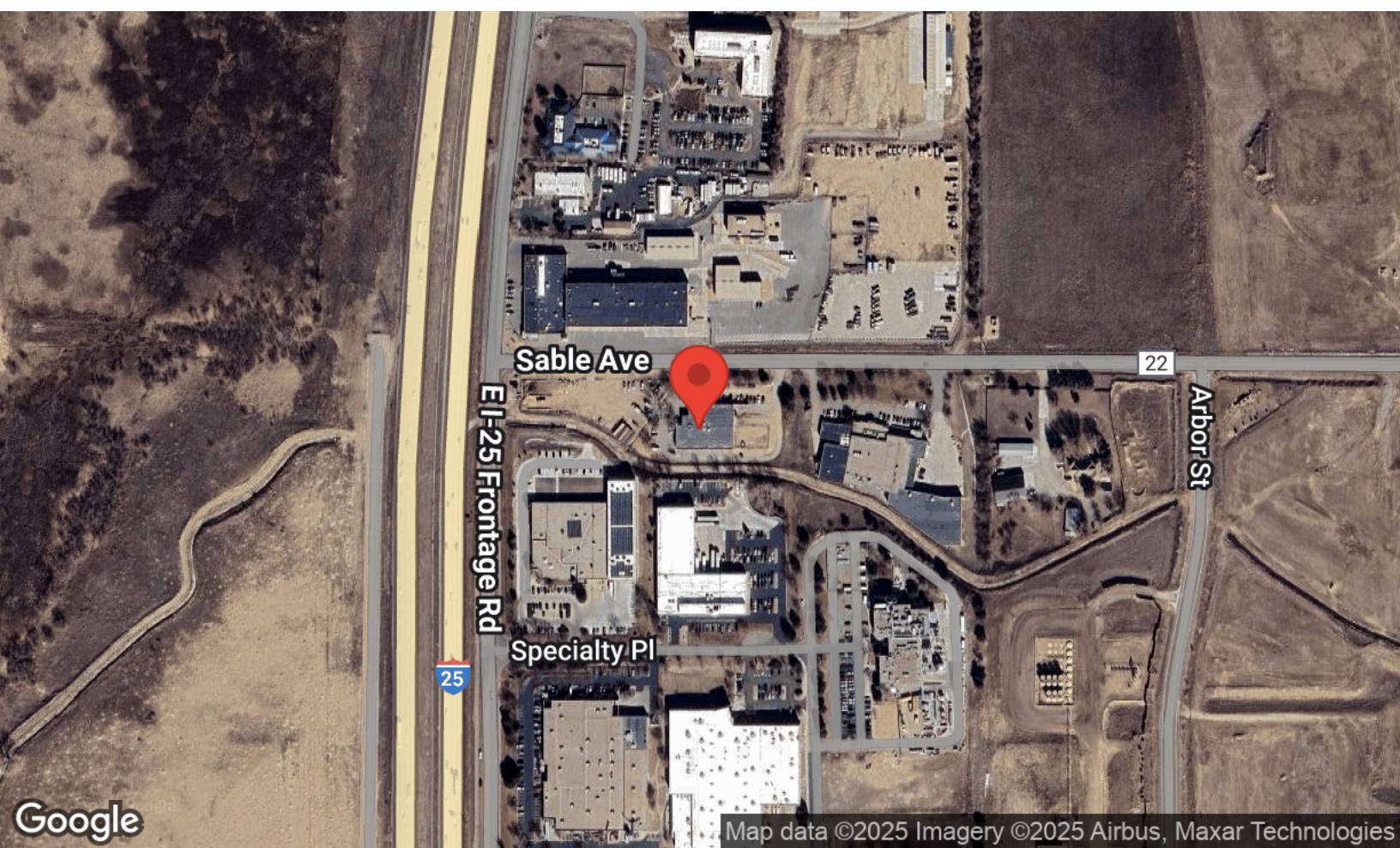
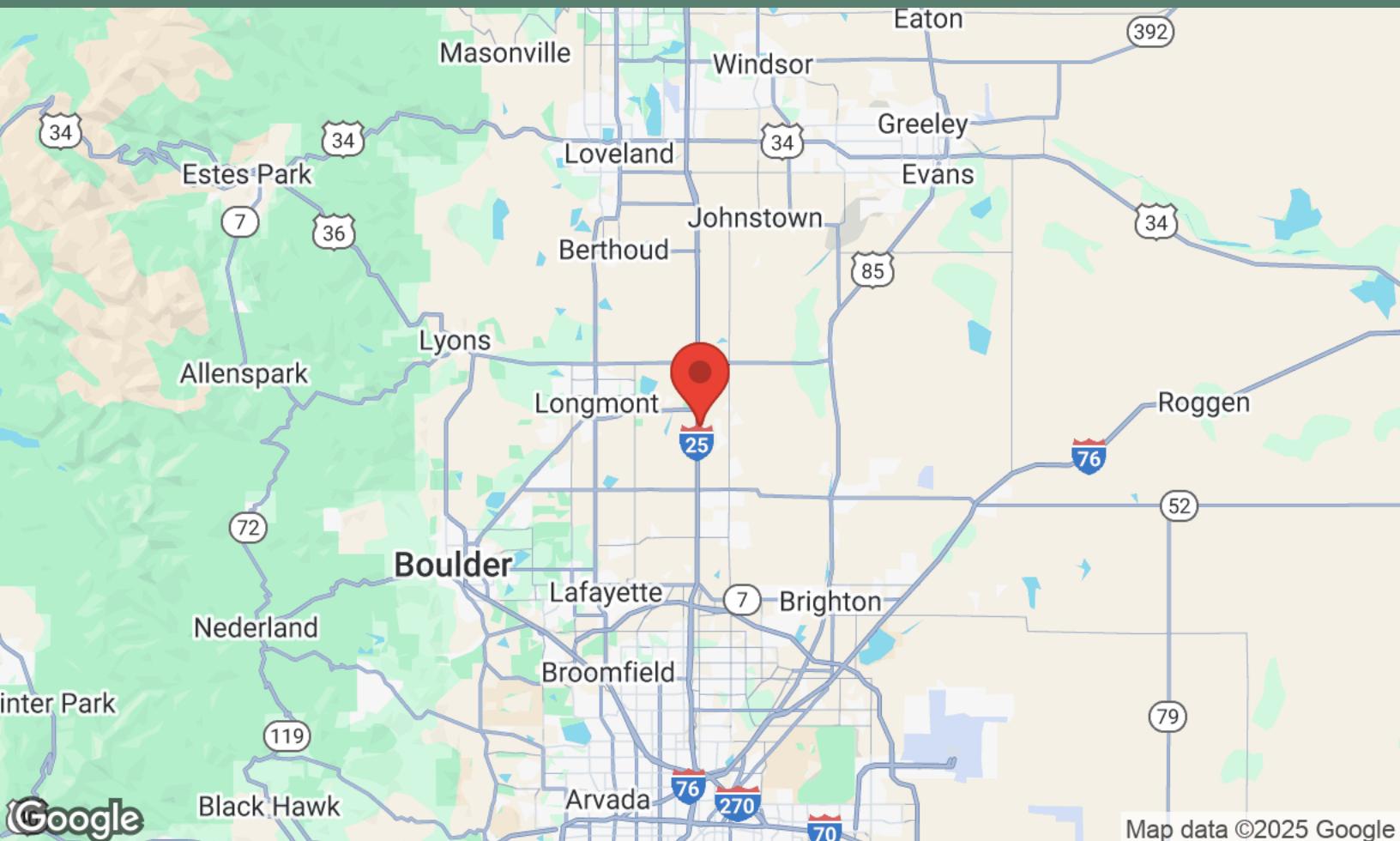


## LOCATION MAPS

Industrial Sublease Opportunity

4104 Sable Avenue | Longmont, CO 80504

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## AERIAL MAP

Industrial Sublease Opportunity

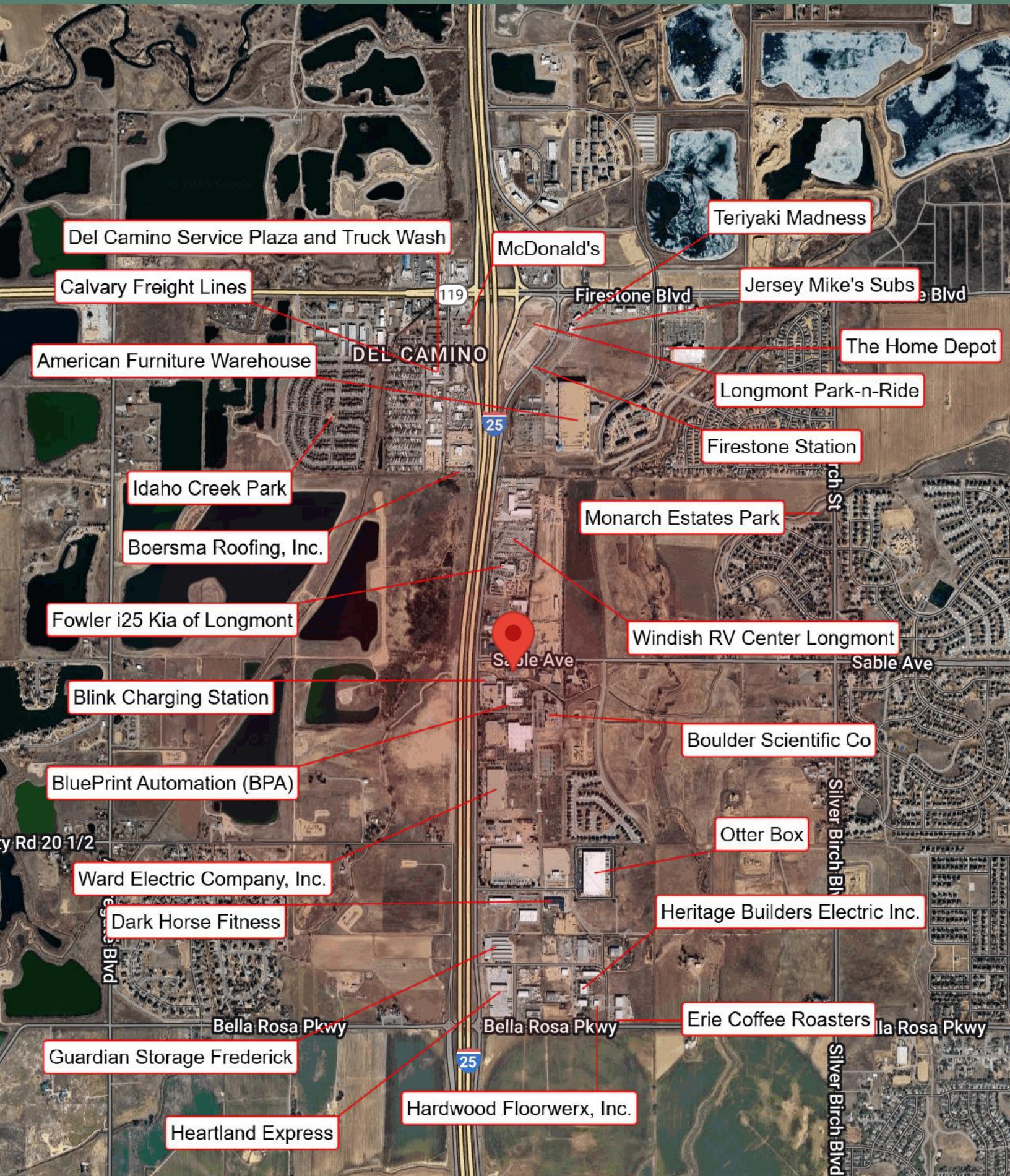
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## BUSINESS MAP

## Industrial Sublease Opportunity 4104 Sable Avenue | Longmont, CO 80504

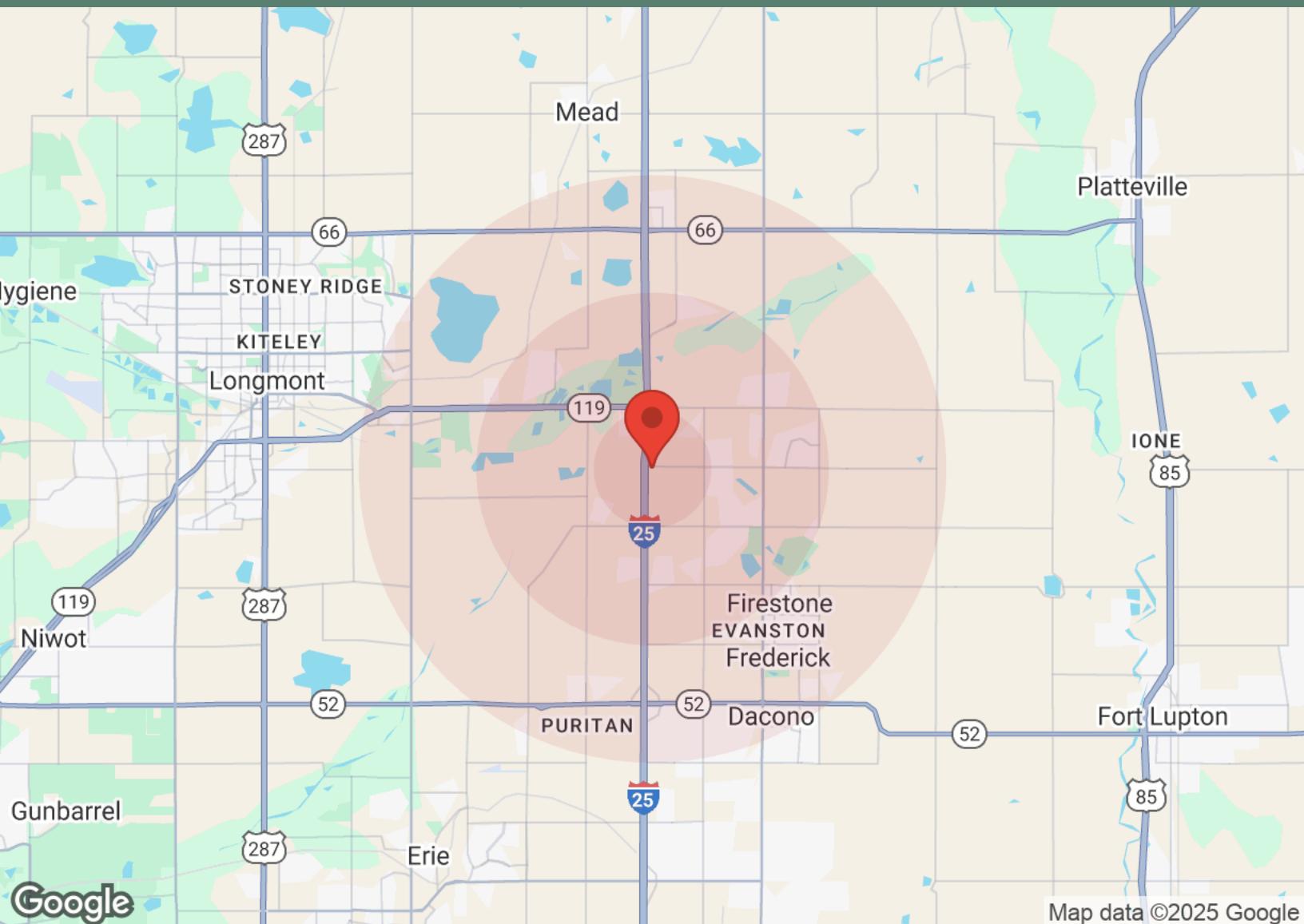


# DEMOGRAPHICS

Industrial Sublease Opportunity

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,699	12,839	25,992	Median	\$107,046	\$127,078	\$119,185
Female	1,599	12,657	25,719	< \$15,000	59	203	447
Total Population	3,298	25,495	51,710	\$15,000-\$24,999	46	268	570
				\$25,000-\$34,999	25	207	552
				\$35,000-\$49,999	46	301	840
Age	1 Mile	3 Miles	5 Miles	\$50,000-\$74,999	155	933	2,282
Ages 0-14	713	5,504	10,703	\$75,000-\$99,999	222	1,257	2,866
Ages 15-24	388	2,986	5,959	\$100,000-\$149,999	295	2,400	4,795
Ages 25-54	1,482	11,472	23,072	\$150,000-\$199,999	172	1,610	3,062
Ages 55-64	351	2,634	5,638	> \$200,000	171	1,702	3,417
Ages 65+	364	2,899	6,339				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	2,056	17,043	34,532	Total Units	1,248	9,292	19,803
Black	47	321	667	Occupied	1,192	8,882	18,830
Am In/AK Nat	5	48	98	Owner Occupied	911	6,971	14,787
Hawaiian	1	10	31	Renter Occupied	281	1,911	4,043
Hispanic	971	6,657	13,455	Vacant	56	409	972
Asian	131	823	1,737				
Multi-Racial	80	566	1,127				
Other	6	25	62				