

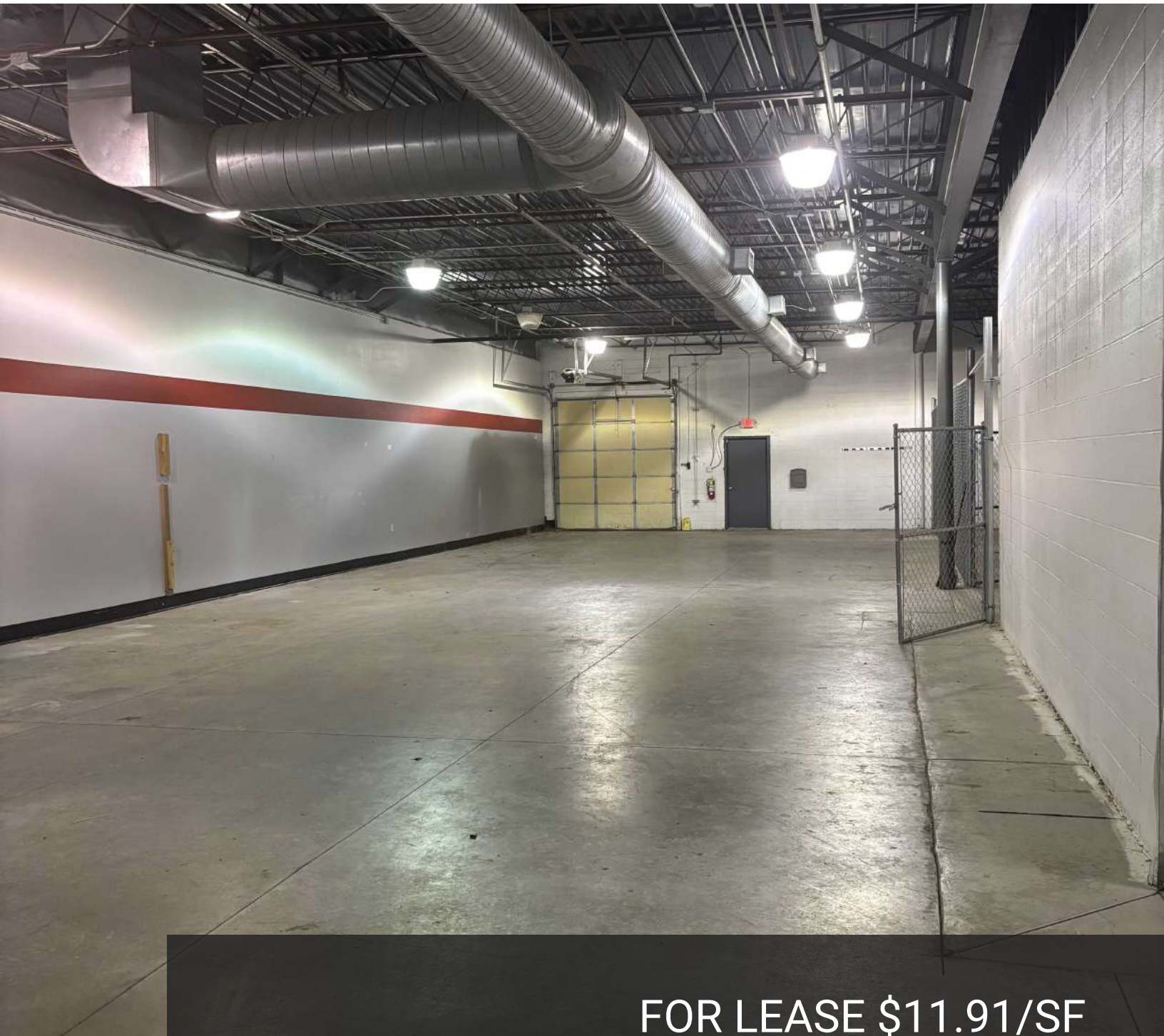
## SUBLEASE OPPORTUNITY

# 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



### PRESENTED BY:

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# PROPERTY SUMMARY

Industrial Sublease Opportunity  
4104 Sable Avenue | Longmont, CO 80504



## 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.



## PROPERTY PHOTOS

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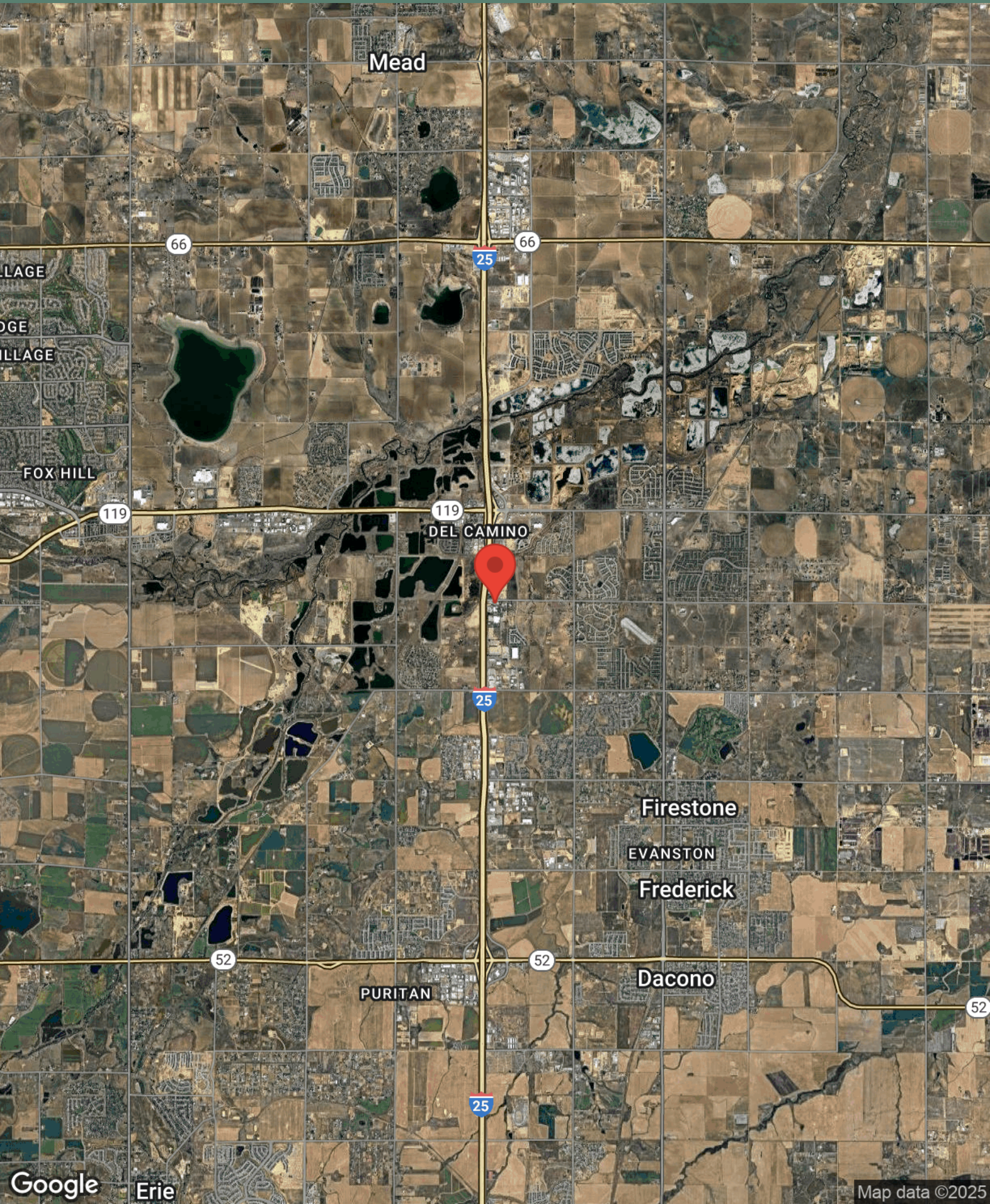
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# REGIONAL MAP

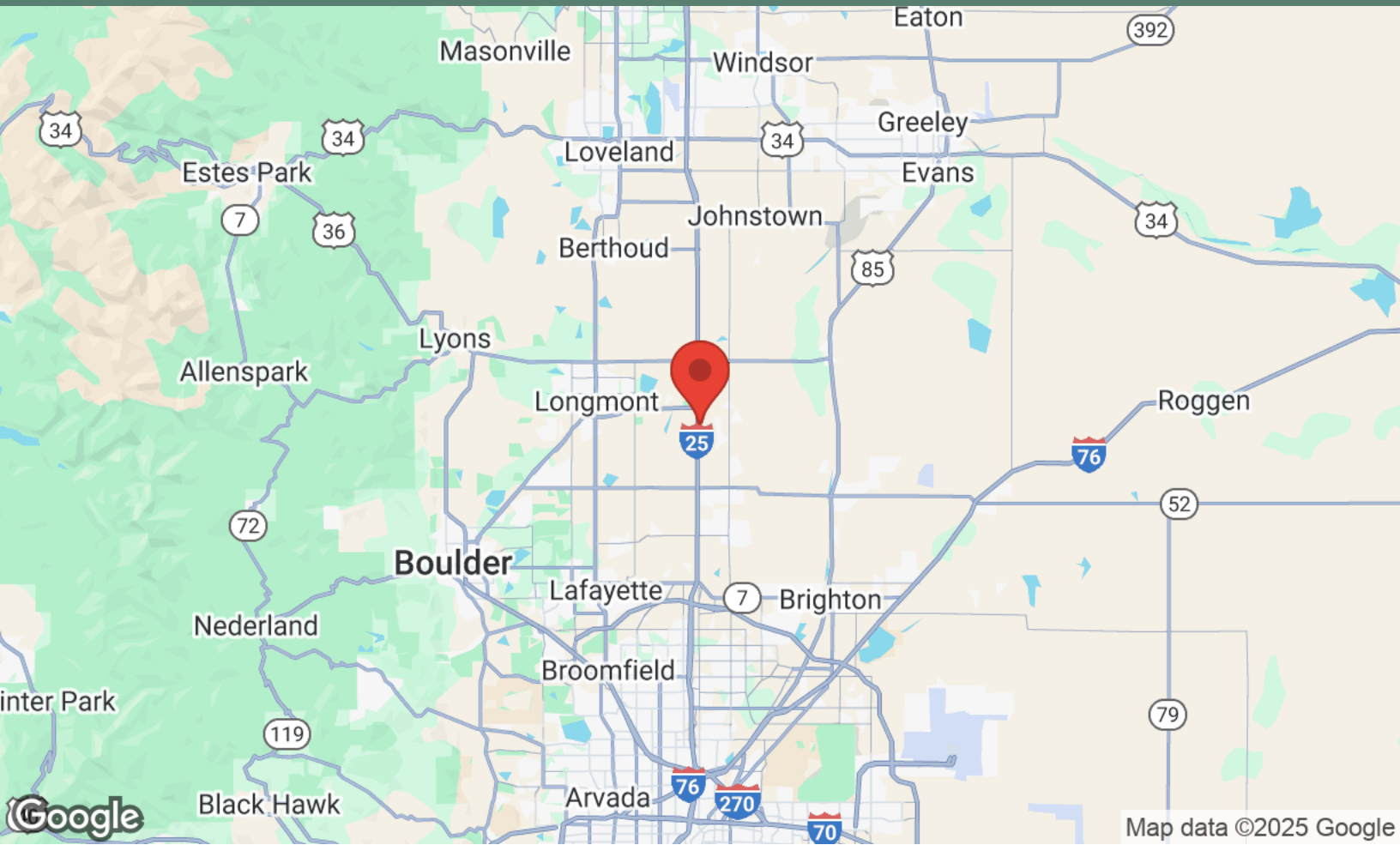
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## LOCATION MAPS

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# AERIAL MAP

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# BUSINESS MAP

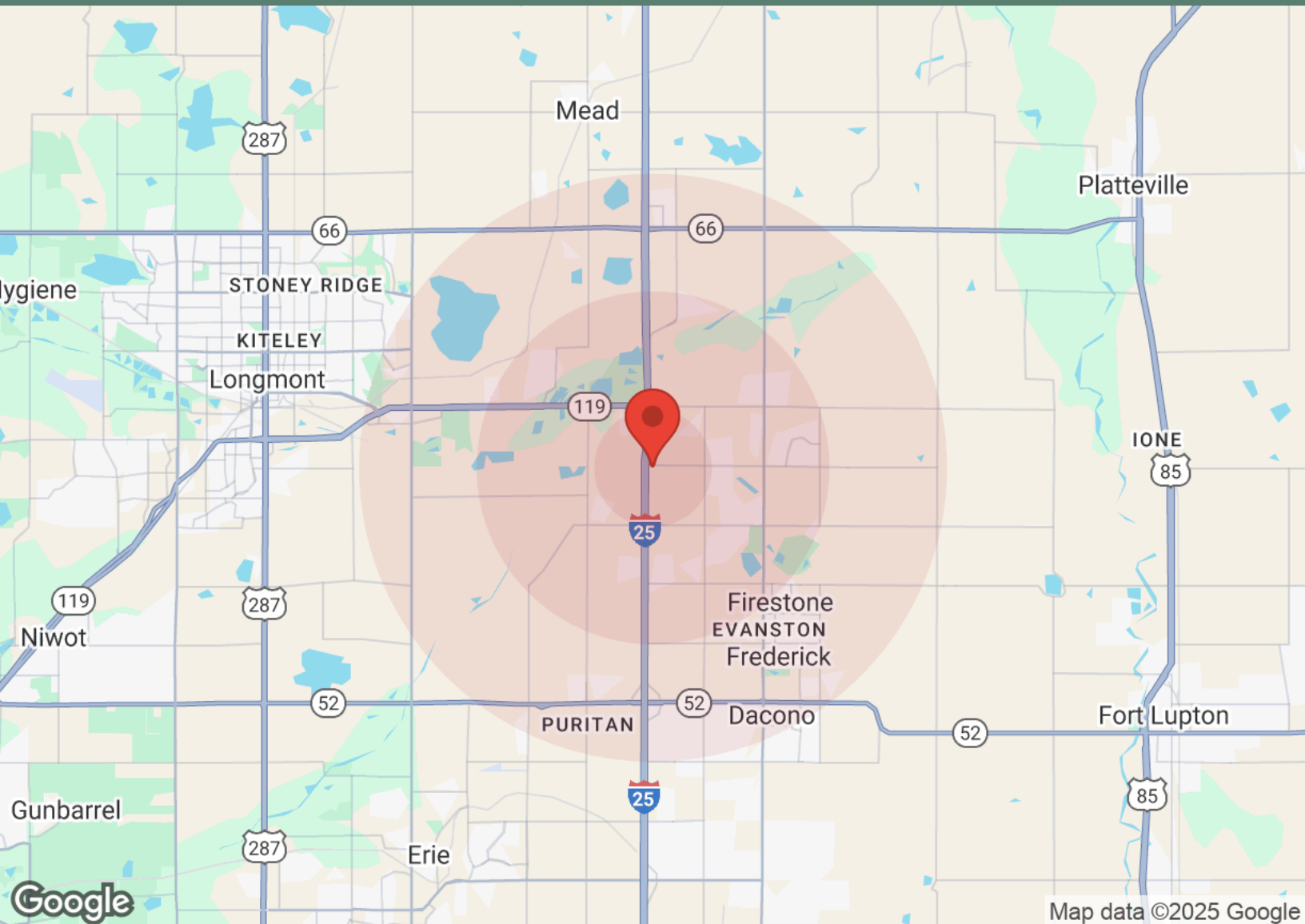
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# DEMOGRAPHICS

Industrial Sublease Opportunity  
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Population	1 Mile	3 Miles	5 Miles
Male	1,699	12,839	25,992
Female	1,599	12,657	25,719
Total Population	3,298	25,495	51,710

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	713	5,504	10,703
Ages 15-24	388	2,986	5,959
Ages 25-54	1,482	11,472	23,072
Ages 55-64	351	2,634	5,638
Ages 65+	364	2,899	6,339

Race	1 Mile	3 Miles	5 Miles
White	2,056	17,043	34,532
Black	47	321	667
Am In/AK Nat	5	48	98
Hawaiian	1	10	31
Hispanic	971	6,657	13,455
Asian	131	823	1,737
Multi-Racial	80	566	1,127
Other	6	25	62

Income	1 Mile	3 Miles	5 Miles
Median	\$107,046	\$127,078	\$119,185
< \$15,000	59	203	447
\$15,000-\$24,999	46	268	570
\$25,000-\$34,999	25	207	552
\$35,000-\$49,999	46	301	840
\$50,000-\$74,999	155	933	2,282
\$75,000-\$99,999	222	1,257	2,866
\$100,000-\$149,999	295	2,400	4,795
\$150,000-\$199,999	172	1,610	3,062
> \$200,000	171	1,702	3,417

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,248	9,292	19,803
Occupied	1,192	8,882	18,830
Owner Occupied	911	6,971	14,787
Renter Occupied	281	1,911	4,043
Vacant	56	409	972