

For Lease

Free-Standing Vehicle Maintenance Facility w/ Large Fenced Yard (Formerly occupied by CenturyLink)



831 S. Lincoln Street, Longmont, CO 80401 (Boulder County)

Details:

BUILDING SIZE: 12,198 SF (Includes approx. 2,720 SF Office and 9,478 SF Warehouse)

LOT SIZE: 90,604 SF (2.08 Acres)

CEILING HEIGHT: 14'

DOORS: Two (2) Drive-In Doors (12' x 10')

ZONING: MU-E

YEAR BUILT: 1968/updated 2025

TERM: 5 years preferred

Highlights:

- Large Fenced and Paved Yard (Over 2 acres)
- Trench Floor Drains in Warehouse
- HVAC in Office; Heat in Warehouse
- Includes Gas Fueling Pump

***Building will be fully updated.

***Ideal for Manufacturing, Assembly, Truck & Vehicle Maintenance, Distribution, and other related uses.

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The Sherman Agency, Inc.
Real Estate Investments / Consulting / Management

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All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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