

Former Danfoss / Flextronics
Manufacturing / Warehouse Building

4120 Specialty Place, Longmont, CO
Approximately ±129,304 SF on ±12.992 Acres



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BUILDING SIZE:	Approximately 129,304 sf as follows: <ul style="list-style-type: none">• Office: +/- 24,304 sf• Manufacturing / Warehouse: +/- 105,000 sf
NUMBER OF BUILDINGS:	One modern, single-story Manufacturing / Warehouse facility.
GROUND:	Approximately 12.992 acres
CONSTRUCTION DATE:	Built 2001
PROPERTY CONDITION:	Excellent
CONSTRUCTION:	Floor Thickness: 6" reinforced Walls: Tilt-Up Precast Concrete Roof: Metal roof decking
CLEAR HEIGHT:	22' 5"
COLUMN SPACING:	29' 4" x 65' 6"
LIGHTING:	Manufacturing / Warehouse: Programmable LED Office: T-8
HVAC:	100% air conditioned via 33 RTUs
WATER & SEWER:	Supplied by Central Weld County
NATURAL GAS:	Supplied by Black Hills Gas Company
POWER:	5,000 amp / 480 / 277-volt 3 phase 4 wire - Supplied by United Power
FIRE PROTECTION:	100% sprinklered via an ESFR system.
COMPRESSED AIR:	Supplied throughout the manufacturing area in the trench.
RESTROOMS:	Men's and Women's restrooms are located throughout and include showers and lockers for employees.
TRUCK LOADING:	<u>Dock High:</u> 6 – 9' 8" x 8' 8" dock high 1 - 17' 11" x 11' 11" - dock high oversized door.

Drive-In Doors:

> 2 – 9' 0" x 9' 5" - South side of the building.

> 1 – 8' 11" x 9' 5" - Southeast corner of the building with ramp.

FORMER USE:

Originally used by Flextronics for circuit-board production and assembly. Most recently Danfoss used the building for electric motor and propulsion systems manufacturing, assembly and testing.

PARKING:

Paved and lighted parking spaces for 560 cars w/ 4 electric car charging hookups.

SECURITY:

Brivo security system includes access control and interior / exterior camera system.

MISCELLANEOUS:

> Trench in manufacturing floor carrying compressed air, electric, and internet in warehouse.

> The office area has 1 passenger elevator.

MAJOR INDUSTRIES IN THE AREA:

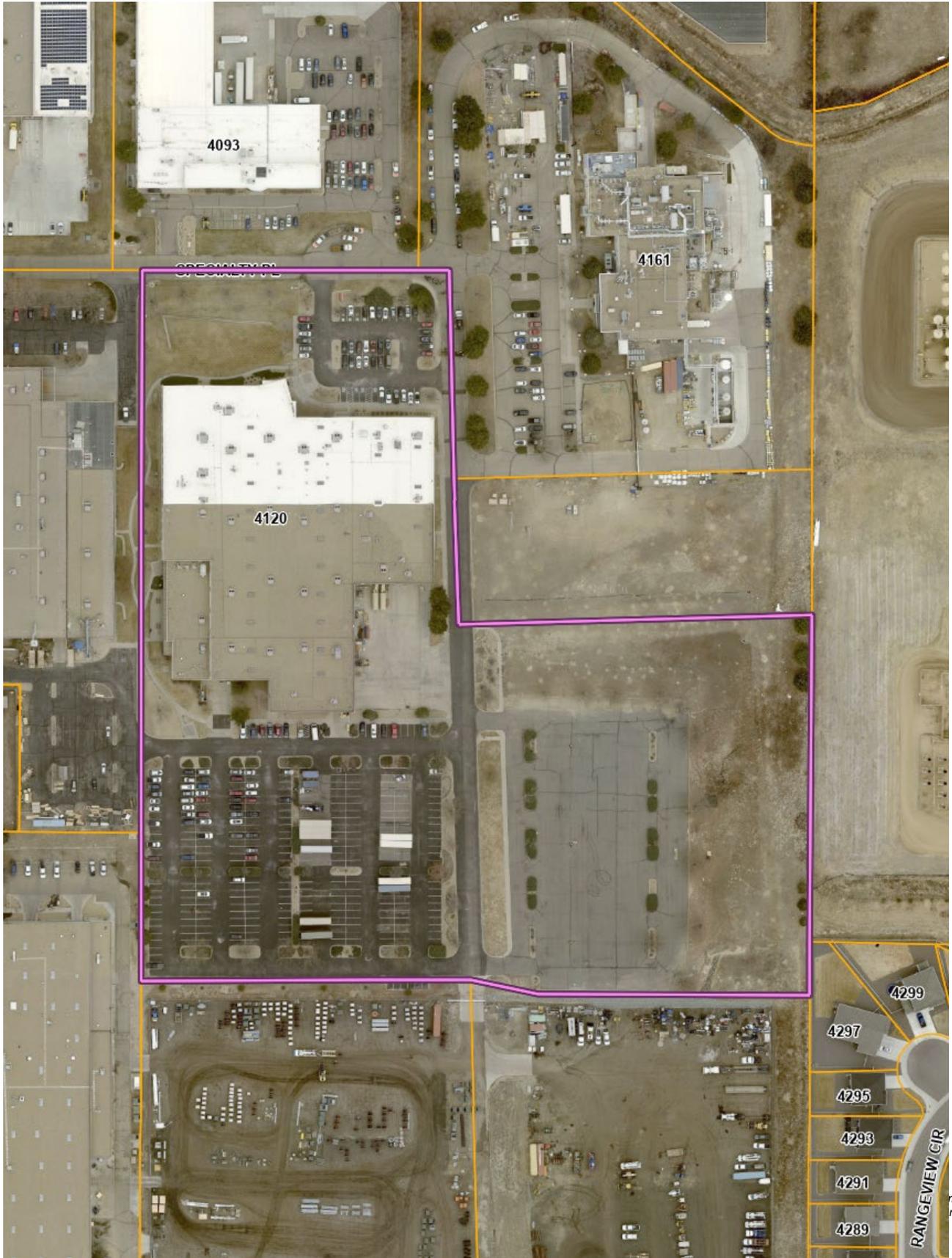
Technology, manufacturing, food manufacturing, life sciences, healthcare, aerospace & advanced manufacturing. Major employers include Micron, Seagate, Western Digital, AMD, Lockheed Martin, Colorado Copacking Co., JM Smucker Company, Cambrex Longmont, SMI.

ZONING:

PUD - Industrial General – Weld County

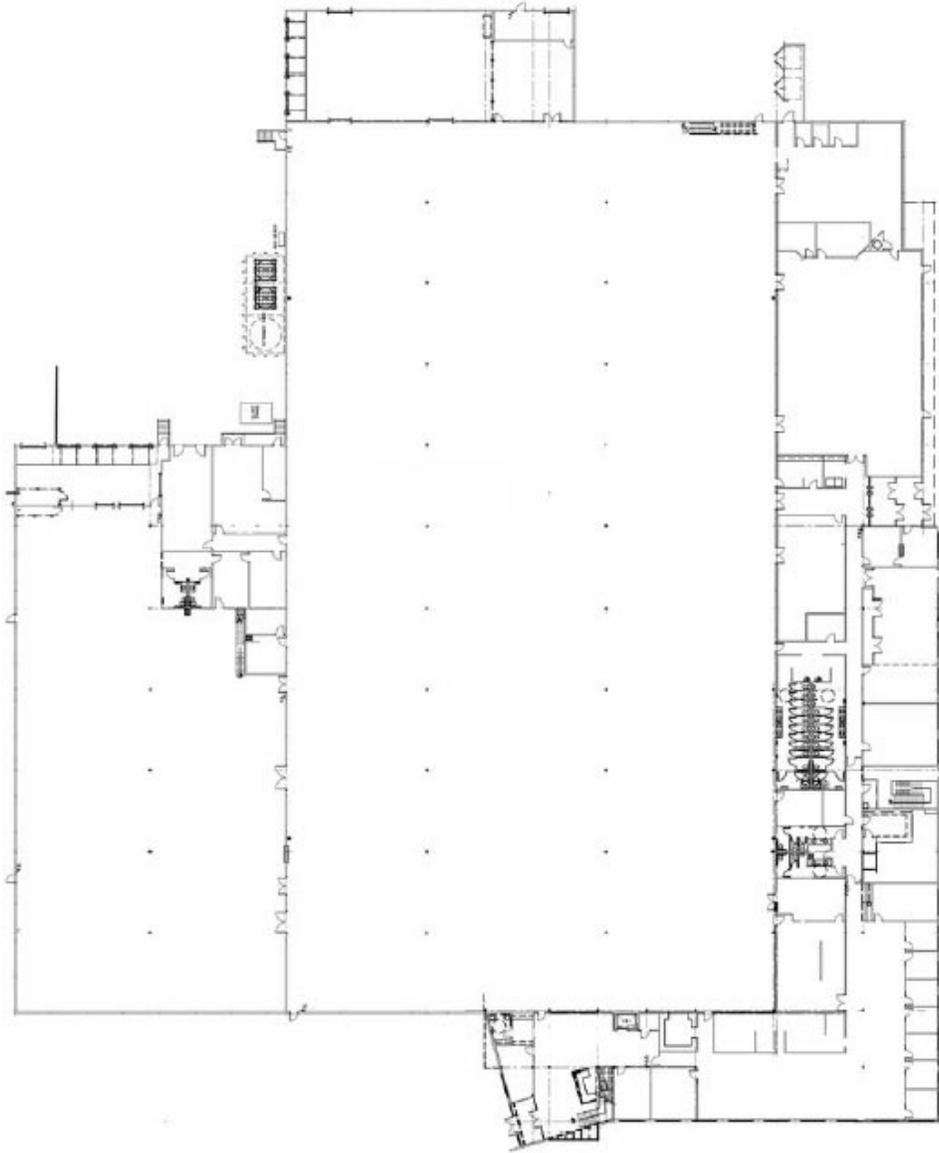
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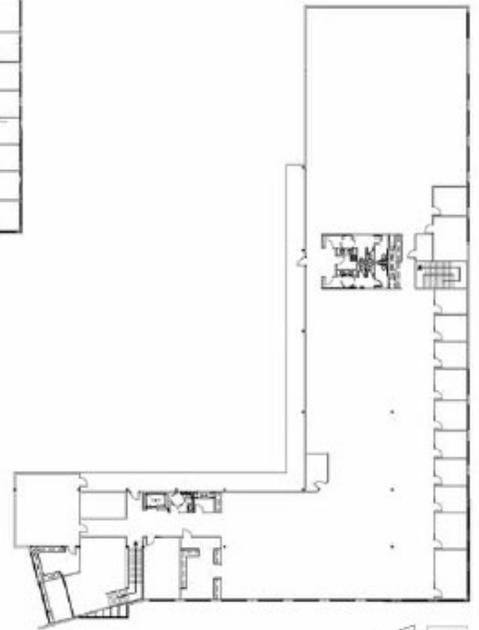


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FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



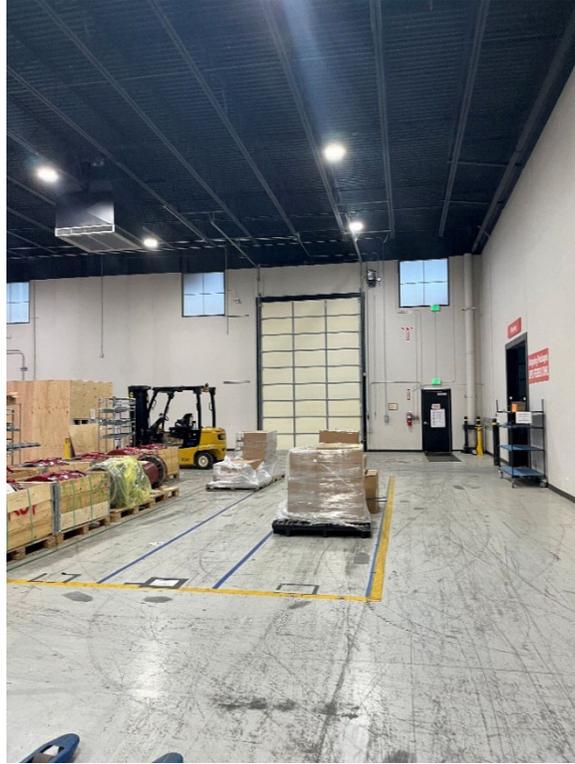
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