

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

1242 BRAMWOOD PLACE, UNITS 2 & 3

LONGMONT, COLORADO 80501



1,800, 3,600 OR 5,400 SF  
INDUSTRIAL/FLEX SPACE FOR LEASE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

KEITH KANEMOTO  
Broker Associate  
cell: (303) 472-2222  
keith@kanemoto.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

1242 BRAMWOOD PLACE, UNITS 2 & 3 | LONGMONT, CO 80501



## Property Summary

Lease Rate:	Unit 2 - \$12.00 PSF + NNN
Lease Rate:	Unit 3 - \$10.75 PSF + NNN
2026 Triple Nets:	\$6.27 PSF
Unit 2:	1,800 SF
Unit 3:	3,600 SF
Overhead Doors:	One, 10' x 10'
Year Built:	1976
County:	Boulder
Zoning:	Mixed Use Employment

## Property Overview

Industrial flex space available for lease in a well-located Longmont business park. Two adjacent suites are available and can be leased separately or combined to accommodate a variety of industrial, warehouse, and light manufacturing users. Suite 2 offers approximately 1,800 square feet, while Suite 3 provides approximately 3,600 square feet, for a combined total of 5,400 square feet.

The spaces feature a functional mix of office and warehouse, with the majority of the square footage dedicated to warehouse operations. Suite 3 includes one overhead drive-in door for convenient loading and unloading. Each suite is equipped with multiple restrooms, and the property offers ample on-site parking. This flexible layout is ideal for contractors, service businesses, distributors, light manufacturing, and other industrial users seeking efficient, move-in-ready space in Longmont.

## VIRTUAL TOURS

<https://rem.ax/1242Bramwood2>

<https://rem.ax/1242Bramwood3>

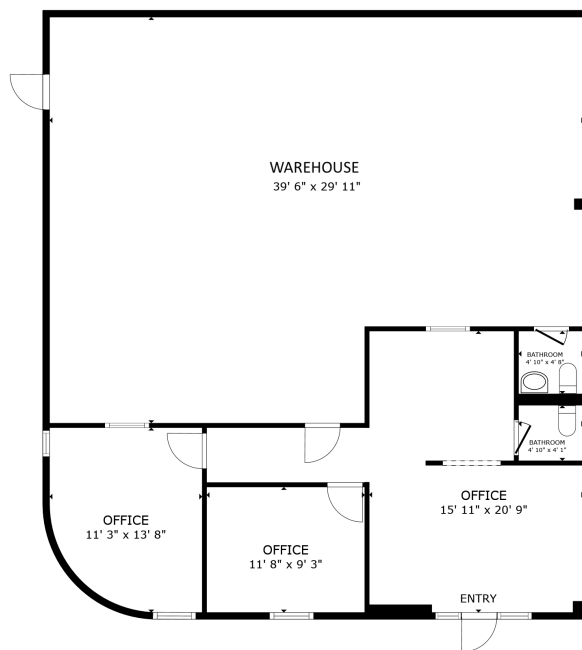
RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



KEITH KANEMOTO  
Broker Associate  
C: (303) 472-2222  
keith@kanemoto.com

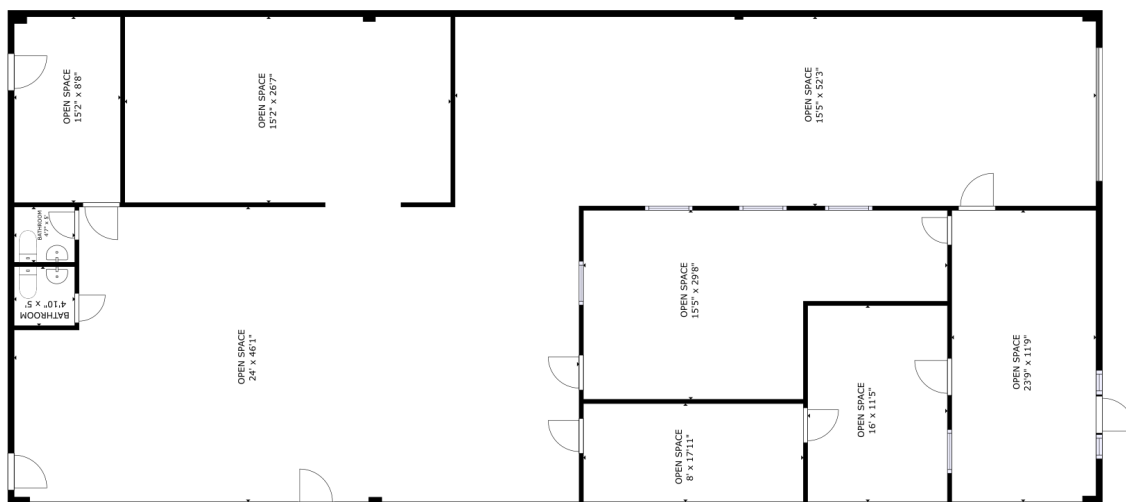
# FLOOR PLANS

1242 BRAMWOOD PLACE UNITS 2 & 3 | LONGMONT, CO 80501



FLOOR PLAN

[Click for Virtual Tour - UNIT 2](#)



**UNIT 3**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

[Click for Virtual Tour - Unit 3](#)

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



KEITH KANEMOTO  
Broker Associate  
C: (303) 472-2222  
keith@kanemoto.com

# AERIAL MAP

1242 BRAMWOOD PLACE | LONGMONT, CO 80501



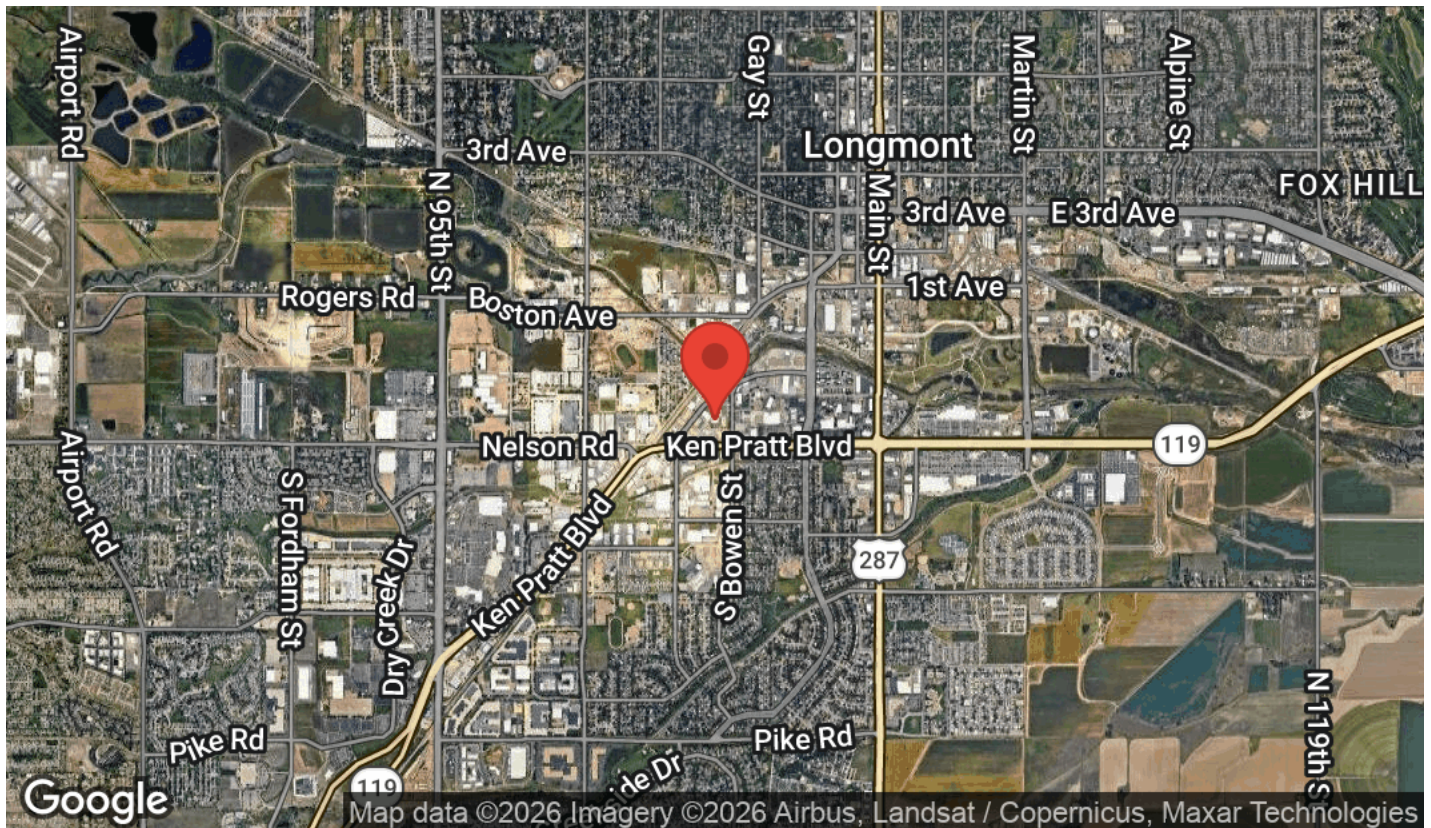
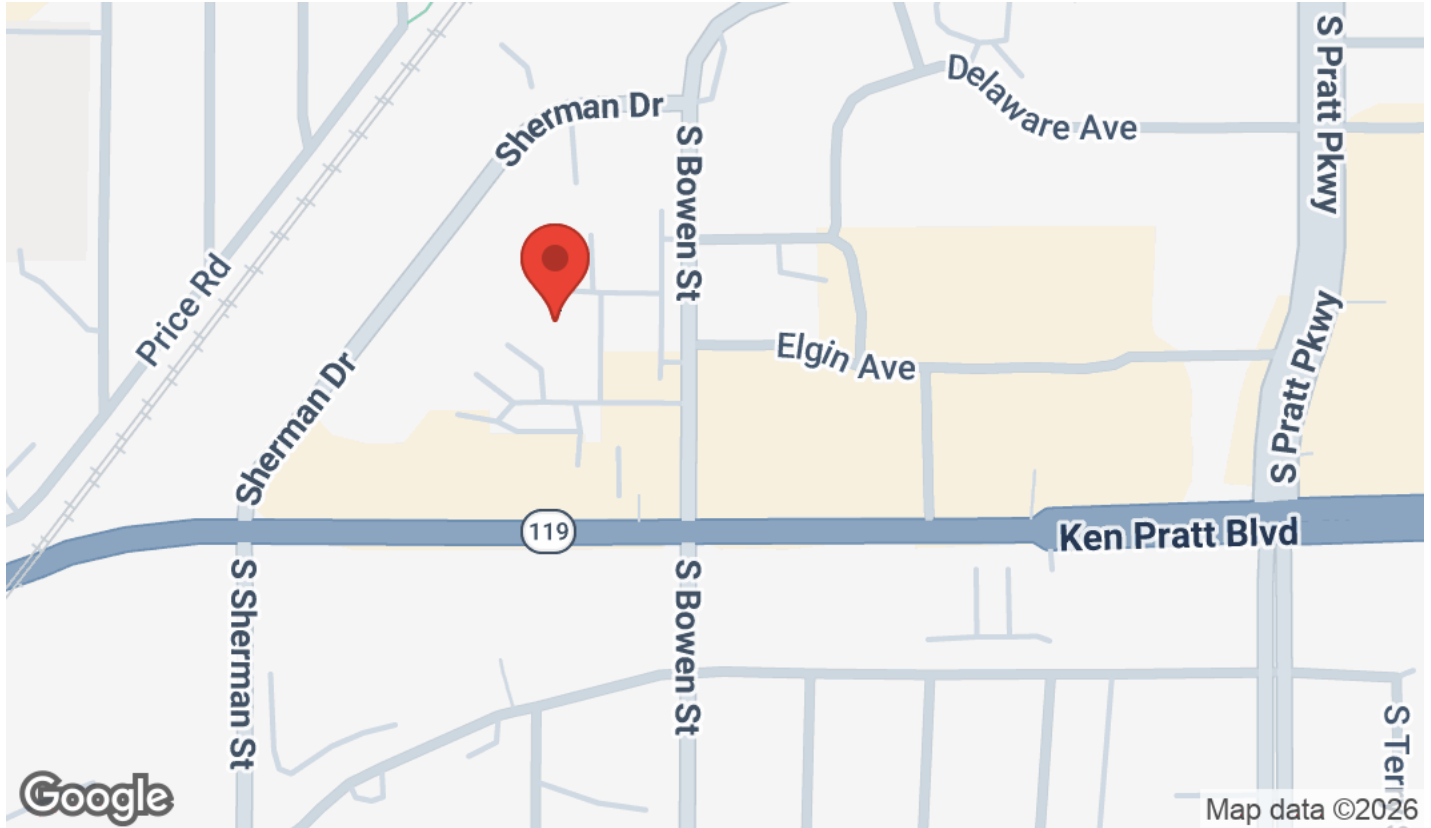
**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



**KEITH KANEMOTO**  
Broker Associate  
C: (303) 472-2222  
keith@kanemoto.com

# LOCATION MAPS

1242 BRAMWOOD PLACE | LONGMONT, CO 80501



**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



**KEITH KANEMOTO**  
Broker Associate  
C: (303) 472-2222  
keith@kanemoto.com