



3,980 SF INDUSTRIAL/FLEX SUITE FOR LEASE

**1820 INDUSTRIAL CIRCLE, SUITE C**  
**LONGMONT, CO 80501**



# PROPERTY HIGHLIGHTS

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Discover this versatile flex space, ideal for industrial use. With a spacious paved yard providing ample outdoor storage, shared dock access, and one overhead door, you'll have everything needed for efficient operations. Added perks include a private bathroom, an industrial fridge, and the option for eye-catching monument signage, all within a generous 14' clear height space.

- Paved yard with outside storage available
- Includes shared dock access and 2 overhead doors
  - 10' x 10' exterior overhead door
  - 10' x 10' interior overhead door
- 1 private bathroom
- Industrial fridge
- Monument signage available

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**Lease Rate:** \$14.00/SF NNN  
NNN's: \$4.15/SF

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**YOC/YOR:** 1979/2008

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**Clear Height:** 14'

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**Power:** 3-phase, 208 V

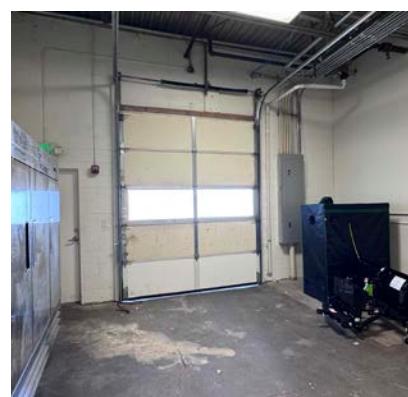
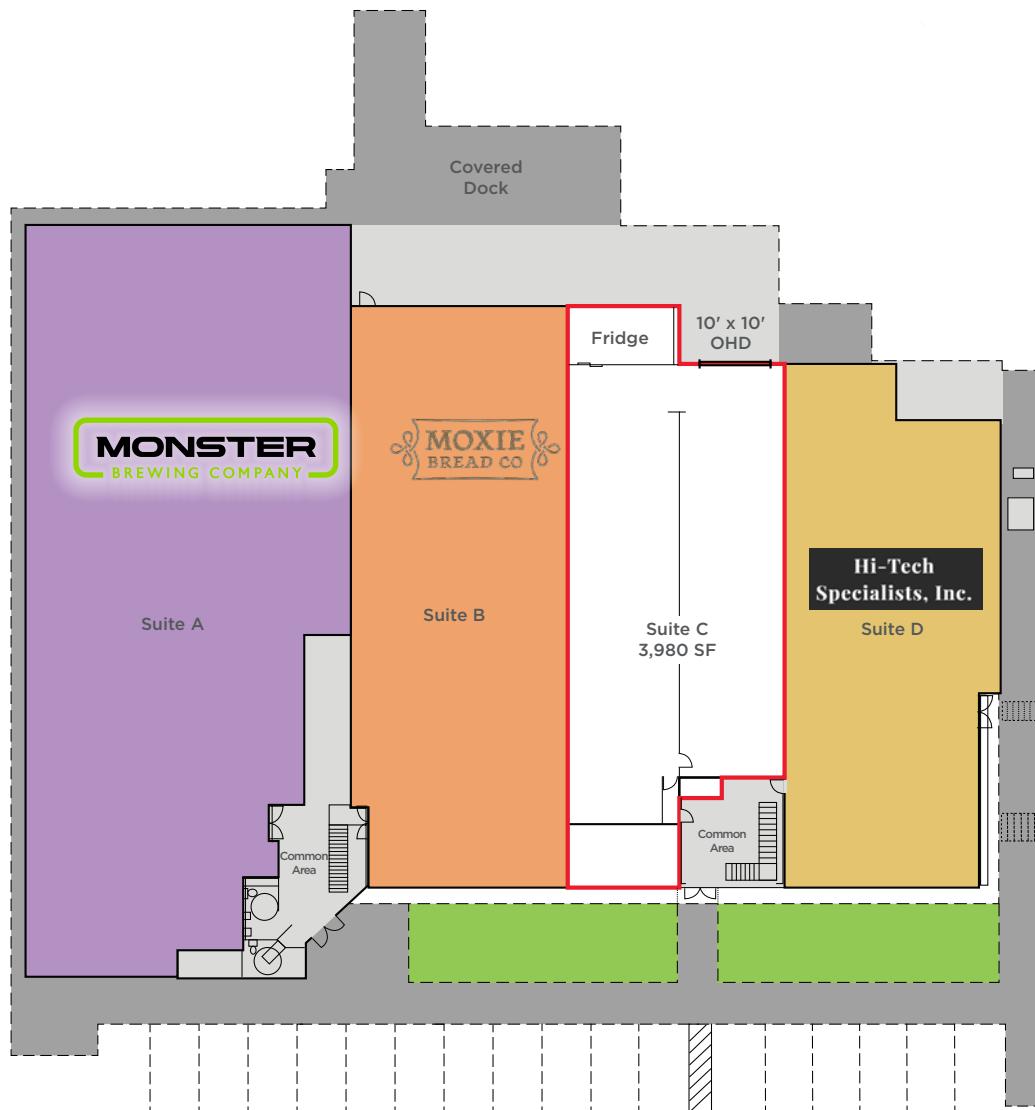
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**Parking:** 3.7 spaces: 1,000 SF

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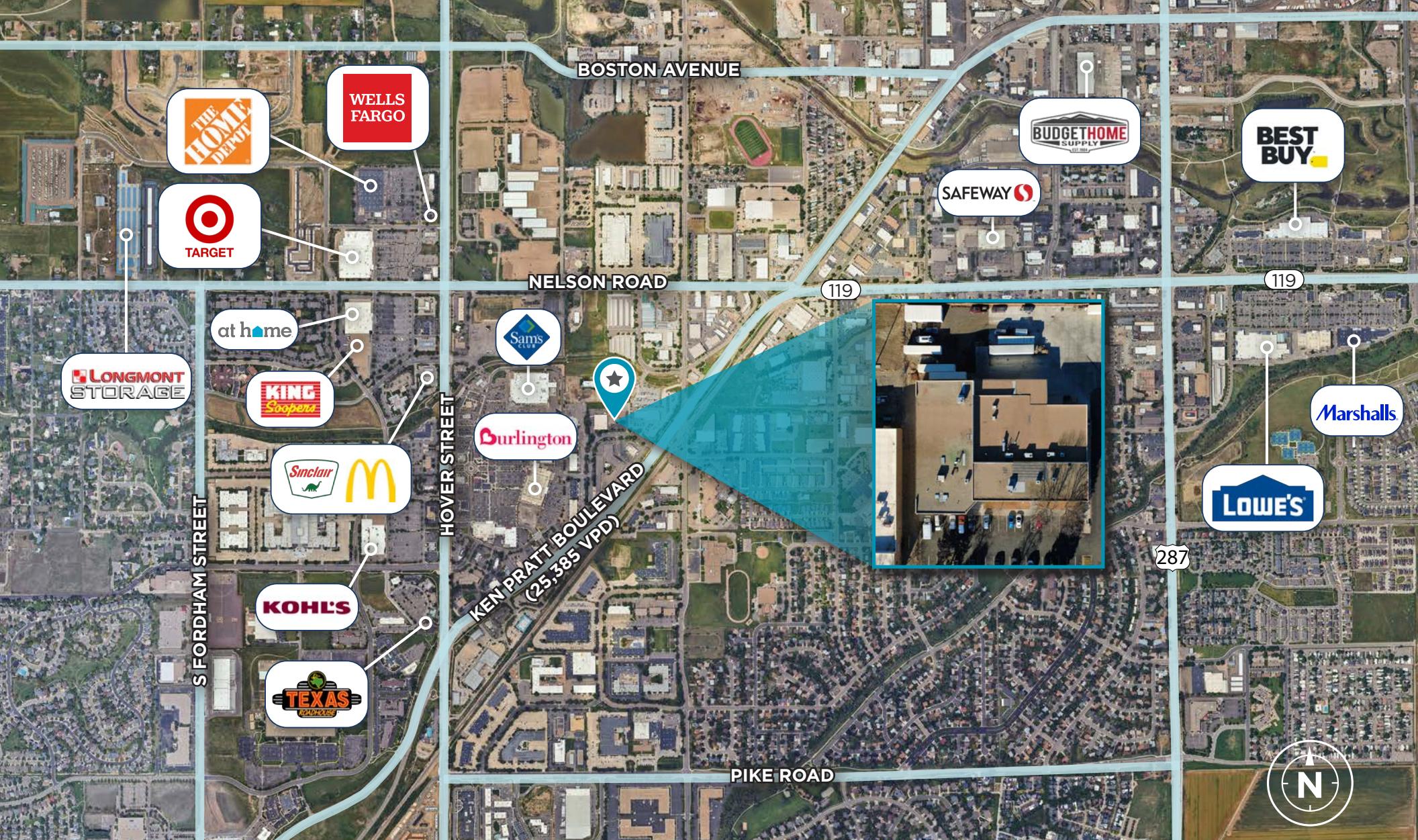
**Zoning:** MU-R  
[Mixed Use Regional Center](#) 

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# SITE PLAN



## CONTACT INFORMATION

### NATE HECKEL

Managing Director  
+1 970 267 7724

[nate.heckel@cushwake.com](mailto:nate.heckel@cushwake.com)

### TY MASHEK

Senior Associate  
+1 303 525 3125  
[ty.mashek@cushwake.com](mailto:ty.mashek@cushwake.com)

772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
+1 970 776 3900  
[cushmanwakefield.com](http://cushmanwakefield.com)

