



1650 Skyway Drive

Longmont, CO

Versatile Flex Building For Sale or Lease

Jaime Pletcher

jaime@gibbonswhite.com
(303) 586-5936

www.gibbonswhite.com

Property Info & Gallery

View Map

Building Size	16,500 sq. ft.
Sale Price	\$3,275,000 (\$198.50 / sq. ft.)
Lease Rate / sq. ft.	\$11.50 - \$17.00 NNN
Expenses / sq. ft.	\$6.70*

**Not Including Utilities*

Move-In Ready Production Space & Warehouse

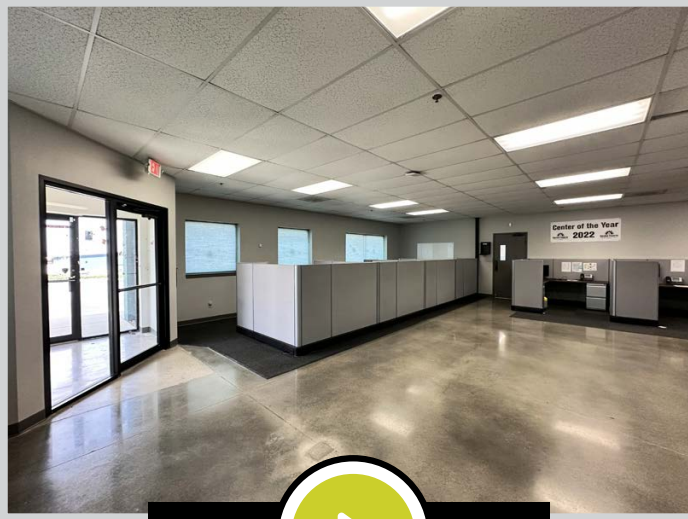
- Unit A (10,000 sq. ft.):**
- Front Office, Production, Warehouse, Break Room & Restrooms with Shower
 - Sealed Floors, Full HVAC, Air Lines, Floor Drains, Fire Sprinklers & Multiple Sinks
 - cGMP / Organic / SQF Compliant Production Space
 - Grade-Level & Dock-High Loading with Leveler & Pallet Scale
 - Front Office Area, Kitchen, Private Restrooms
- Unit B (6,500 sq. ft.):**
- Warehouse with Drive-In & Dock-High Loading
 - Available March 1, 2026 for an Owner/User or For Lease at \$11.50 NNN
- Building Features:**
- Heavy Power (440v / 1200 amp) with Dedicated Transformer
 - Natural Light Throughout Office & Manufacturing Areas
 - Convenient to Interstate 25, Highway 287 & Local Amenities
 - Flexible PUD Allows Any Use in Weld County Zoning C-3 & I-1

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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VIDEO



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