

1301 IOWA AVENUE

LONGMONT, CO 80501

**FOR LEASE: RECENTLY RENOVATED WAREHOUSE AND OFFICE WITH YARD FOR
OUTDOOR STORAGE**



PROPERTY DETAILS

Space Available:	51,108 SF (±45,893 SF Warehouse + 5,215 SF Newly Finished Office)
Site Size:	±5.35 Acres/ 233,005 SF
Outdoor Storage:	29,412 SF

PROPERTY HIGHLIGHTS

Clear Height:	18'-29'
Power:	±800 Amps 3-Phase
Outdoor Storage:	Fenced and lit
Loading Drive Ins:	14' x 16' - (Potential) 14' x 16' - (1) 8' x 10' - (1)
Dock Doors:	8' x 10' - (2)
Signage:	Building and Monument Signage Available
Lease Rate:	Contact Broker

1301 Iowa Ave is located within North Metro Enterprise Zone:

- Investment Tax Credit | 3% of depreciable equipment purchases
- Commercial Vehicle Investment Tax Credit | 1.5% of commercial vehicle purchase
- Job Training Tax Credit | 12% of qualified training expenses
- New Employee Tax Credit | \$1,100 per new job
- Agriculture Processor New Employee Tax Credit | \$2,000 per new job
- Employer Sponsored Health Insurance Credit | \$1,000 per covered employee
- R&D Increase Tax Credit | 3% of increased R&D expenditures

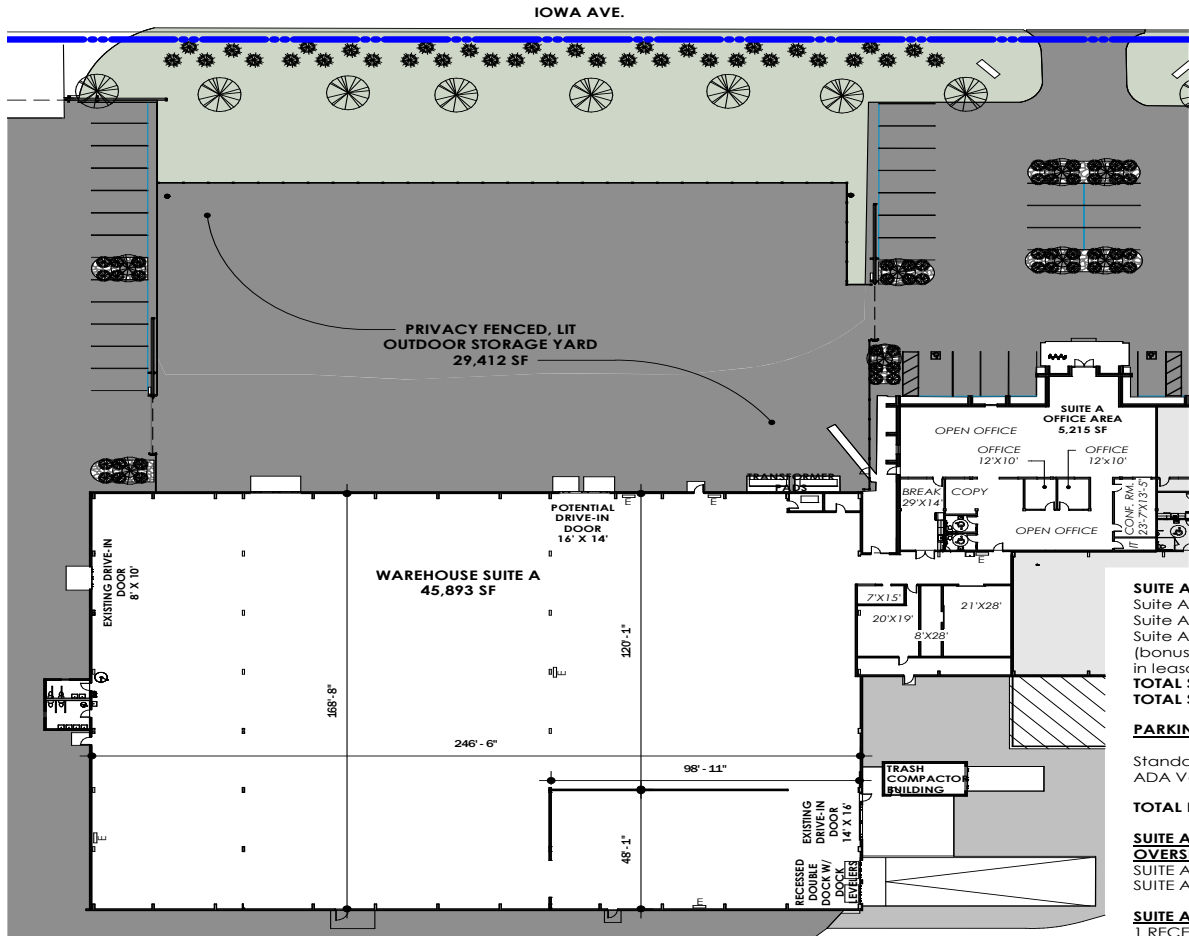
Aerial View



Outside Storage



Site Plan



SUITE A	
Suite A Office	5,215 GSF
Suite A Warehouse	45,893 GSF
Suite A Mezzanine (bonus area not included in leasable SF)	1,426 GSF
TOTAL SUITE A AREA	51,108 GSF
TOTAL SUITE A IOS	29,412 GSF

PARKING STALLS	
Standard Parking Stalls	33
ADA Van Stall	1
TOTAL PARKING STALLS	34

SUITE A DOCKS & OVERSIZED DOORS	
SUITE A EXISTING DRIVE-IN DOORS	2
SUITE A POTENTIAL DRIVE IN DOORS	1

SUITE A LOADING DOCKS	
1 RECESSED DOCK WITH 2 DOORS	1
TOTAL DOCK BAYS	2



the FLYWHEEL IOWA SPACE AVAILABLE

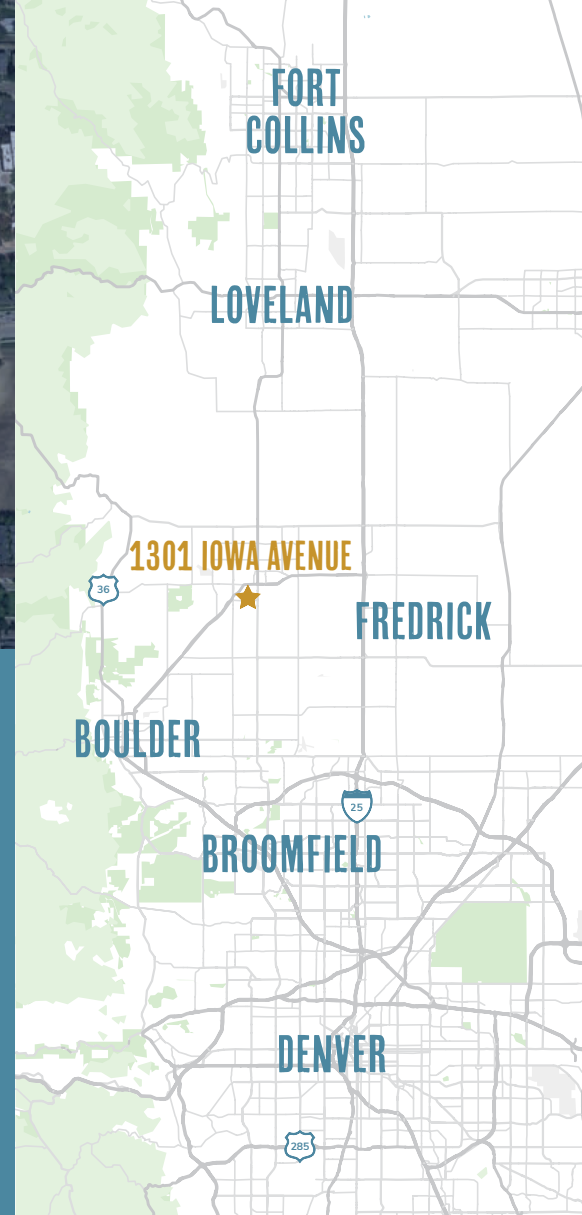
Revisions

3-05-24
Project North

Scale 1" = 40'-0"

SUITE A PLAN

MP.7
Sheet No. ©2021



PROPERTY DRIVE TIMES	
Boulder	10 min.
Frederick	10 min.
Broomfield	25 min.
Loveland	30 min.
Denver	45 min.
Fort Collins	45 min.

FOR MORE INFORMATION CONTACT:

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