






MANUFACTURING FACILITY FOR LEASE

14320 Longs Peak Court, Longmont, CO 80504

This move-in ready advanced manufacturing facility stands out with its high-performance infrastructure. Located along the I-25 corridor in northern Colorado, this versatile property is designed to meet the needs of diverse businesses looking for turnkey space with access to regional transportation networks. If you need heavy power, conditioned manufacturing areas, or lab space—this building could save months of time and millions in buildout.

FEATURE HIGHLIGHTS

-  Drive-In Doors
-  Sprinklers
-  3-Phase Electrical
-  Loading Dock
-  Lab Space

**3 MONTHS FREE BASE RENT
WITH LEASE TERM OF 5 YEARS OR MORE**

PROPERTY OVERVIEW

BUILDING SIZE	14,460 SF
SITE SIZE	0.93 Acres
LEASE RATE	\$13.00/RSF NNN
EXPENSES (EST)	\$5.50/RSF
PARKING	On-site
BUILT/RENOVATED	1993/2005/2018
ZONING	LI – Light Industrial



FOR MORE INFORMATION:



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- **Robust Power Supply:** Equipped with heavy power capabilities including 480VAC 3-Phase to support energy-intensive machinery and manufacturing equipment.
- **Climate-Controlled Operations:** Unlike standard warehouses, this facility features air-conditioned manufacturing areas, ensuring year-round comfort for your team and protection for temperature-sensitive inventory or equipment.
- **Optimized Vertical Space:** Spacious 18-foot clear heights allow for maximum vertical storage and racking potential.
- **Efficient Loading & Logistics:** Streamline your shipping and receiving with multiple overhead doors and a dock well designed for easy truck access.
- **Convenience & Accessibility:** The site offers ample parking for staff and visitors, along with easy highway access that simplifies logistics and commuting.
- **Suitable for specialty** fabrication, cleantech manufacturing, contract manufacturing, machining, and diverse industrial uses.

Computer-Controlled Systems

- Make-up air, heat, and evaporative cooling managed via PC or smartphone.
- Advanced control system capable of automating additional user systems such as boilers, chillers, and process equipment.

Paint Booth

- Fully equipped and ready for various applications.

Restrooms and Showers

- Five restrooms included, featuring two showers.

Fluid Cooling System

- Designed with the potential for integration with injection molding or other process equipment.

14,460 SF

BUILDING SIZE SF TOTAL

700 SF

LAB SIZE SF EPOXY

3

LOADING DOORS
1 - 12X10
2 - 12X14

POWER

300 KVA W/150KVA OF 480V

FIRE PROTECTION

100% SPRINKLERED

3,860 SF

OFFICE SIZE SF CARPETED

18' & 12'

CLEAR HEIGHT

1

DOCK

COOLING

100% IN MFG AND WHSE

PAVING

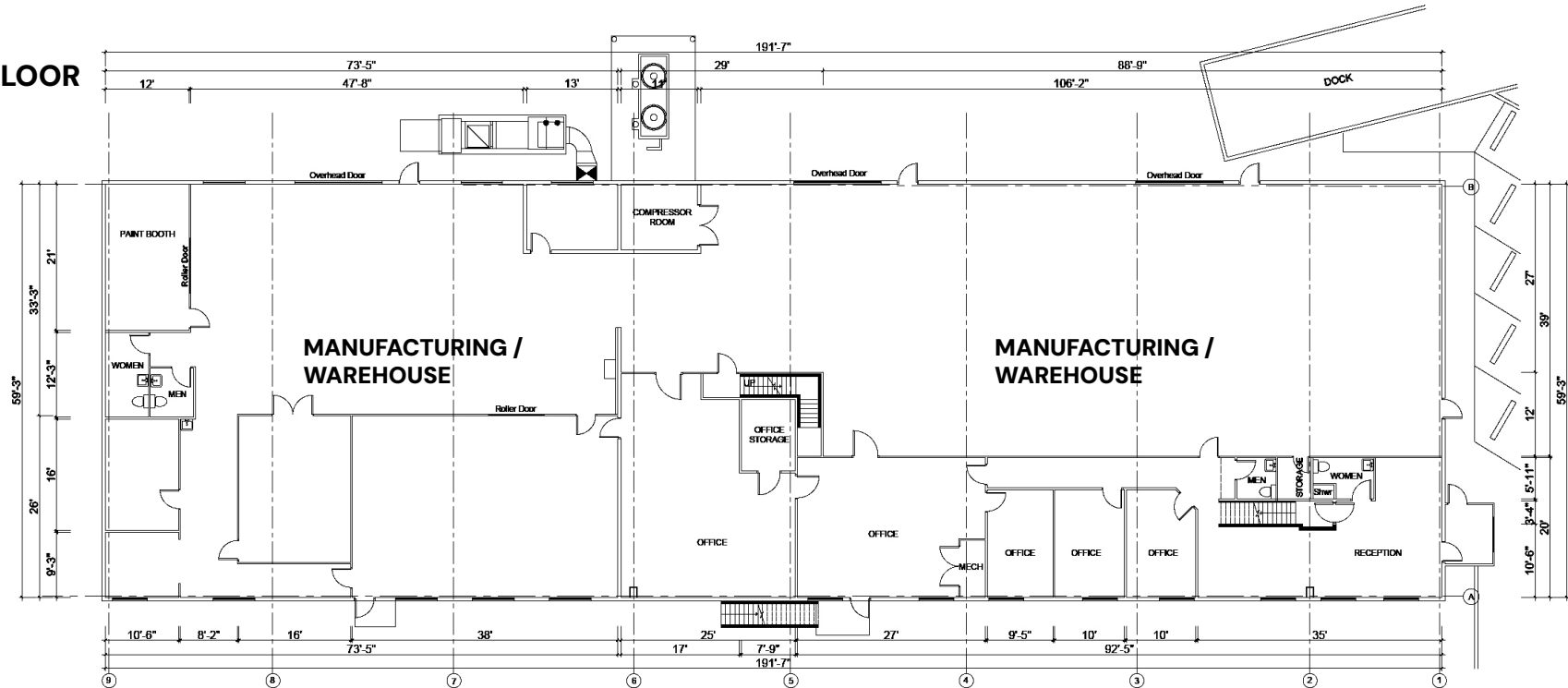
CONCRETE



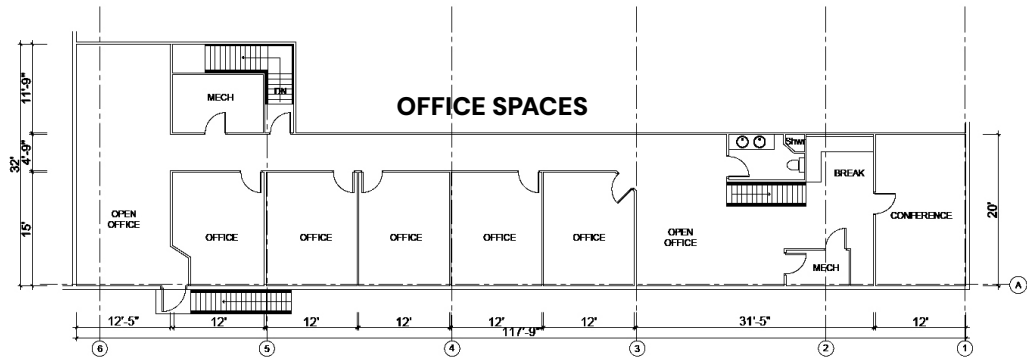
Well-maintained building with (3) overhead doors and (1) dock well. Current interior layout readily modified by removing any walls in rear section (4,500 SF addition) as all walls are non-load-bearing.

PROPERTY FLOOR PLANS

1ST FLOOR



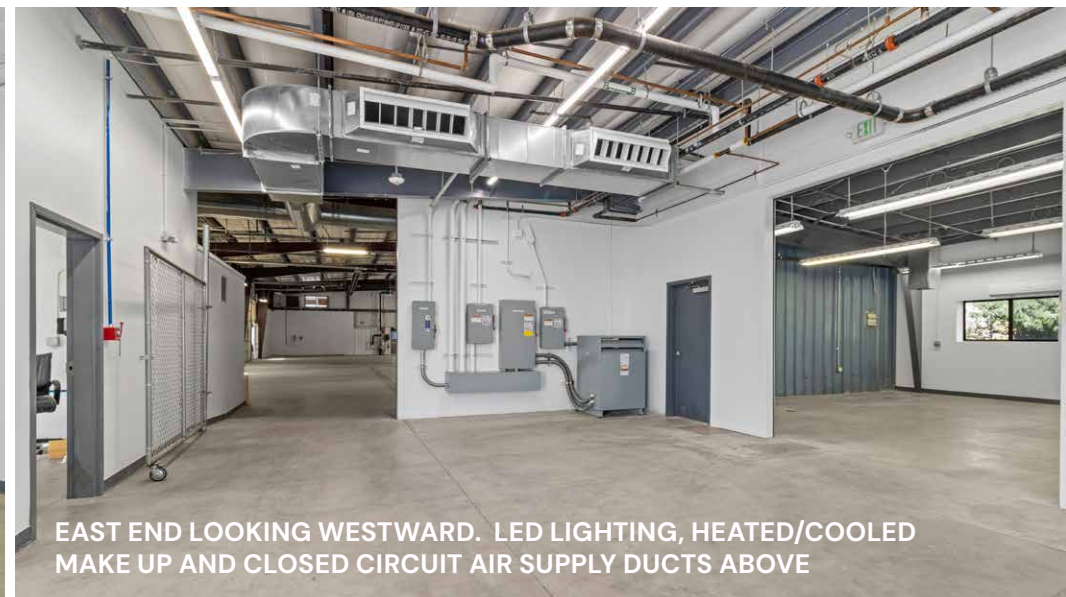
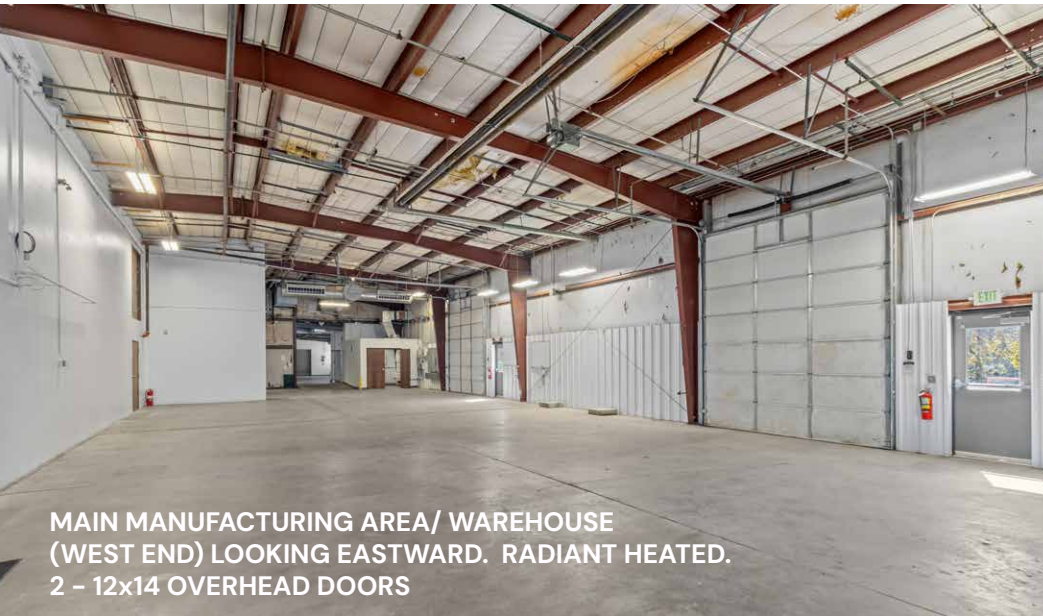
2ND FLOOR

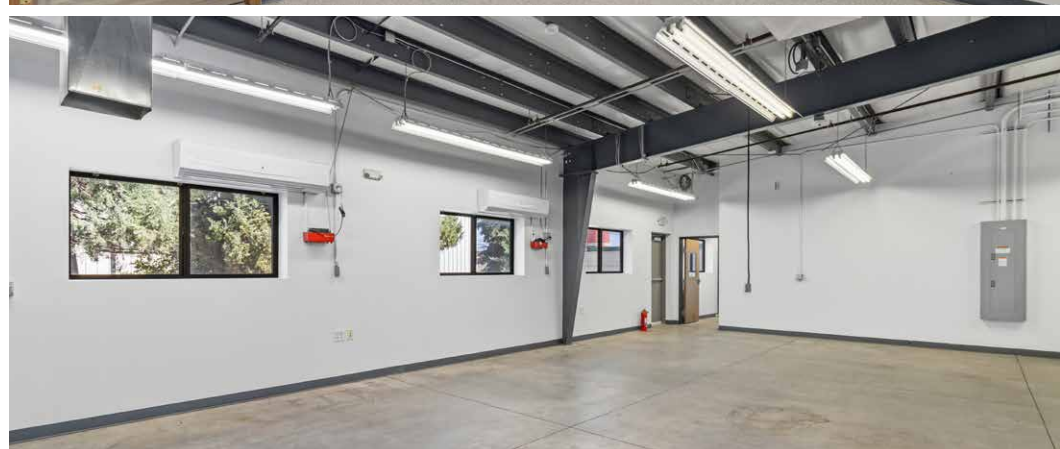
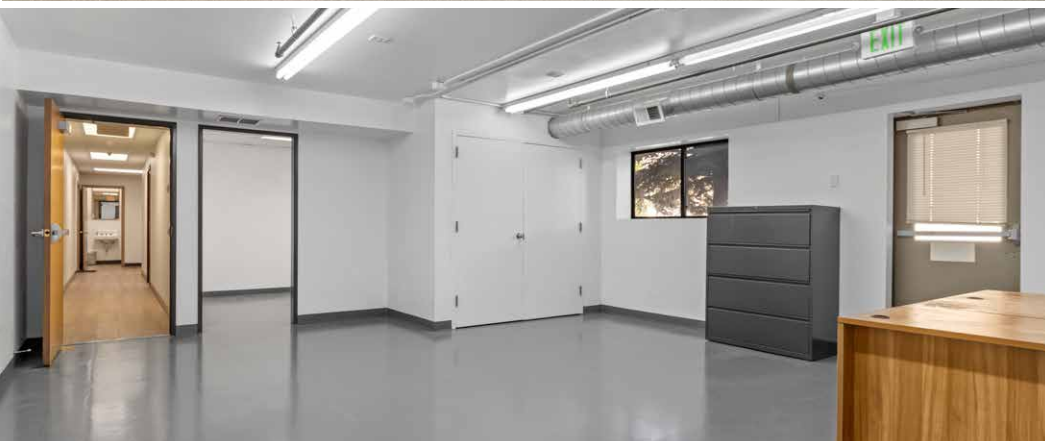




MAIN WAREHOUSE
DOORS OPEN 18' CLEAR HEIGHT







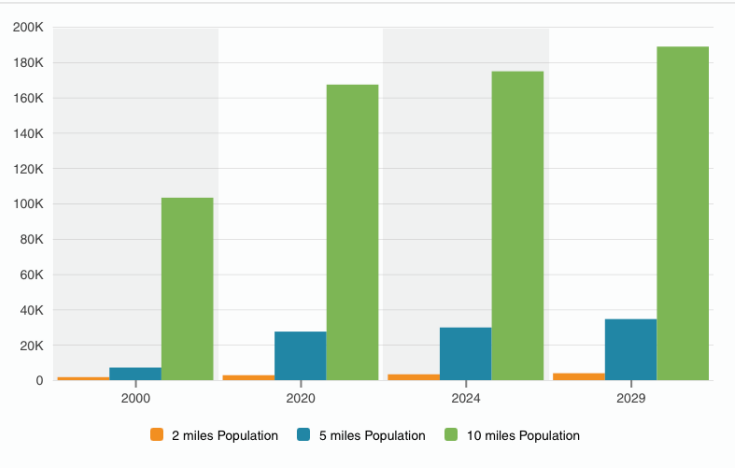
AREA/DEMOGRAPHICS

POPULATION			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	1,216	10,387	65,293
EMPLOYEES			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	2,012	8,808	60,673
AVERAGE HOUSEHOLD INCOME			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	\$121,687	\$122,915	\$111,644

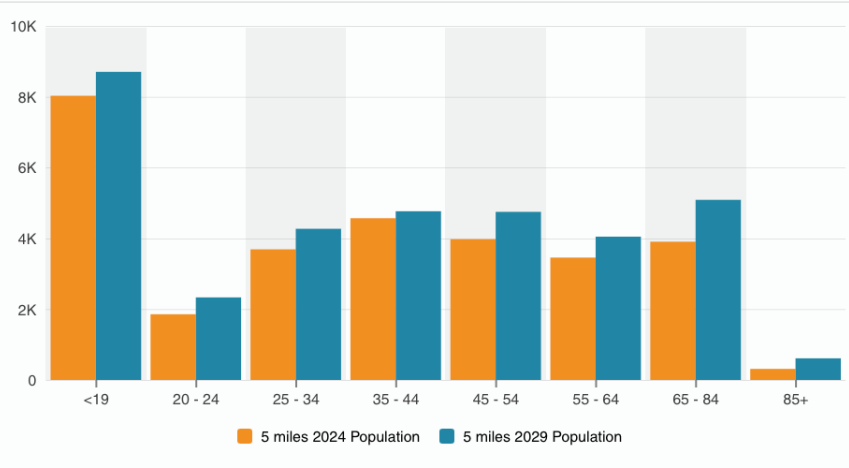
GREAT LOCATION NEAR LONGMONT

Located near Longmont, this property offers a prime position on I-25 with excellent connectivity to Fort Collins, Boulder, and the northern Denver area. Situated just off Highway 66, its location is ideal for businesses needing convenient access to major routes. The property benefits from a quiet cul-de-sac setting, ensuring low traffic while still providing excellent truck access. Whether for distribution, operations, or manufacturing, this site offers a strategic location to meet the needs of growing businesses. Its combination of accessibility and efficiency makes it a standout choice for companies seeking an optimal base in the region.

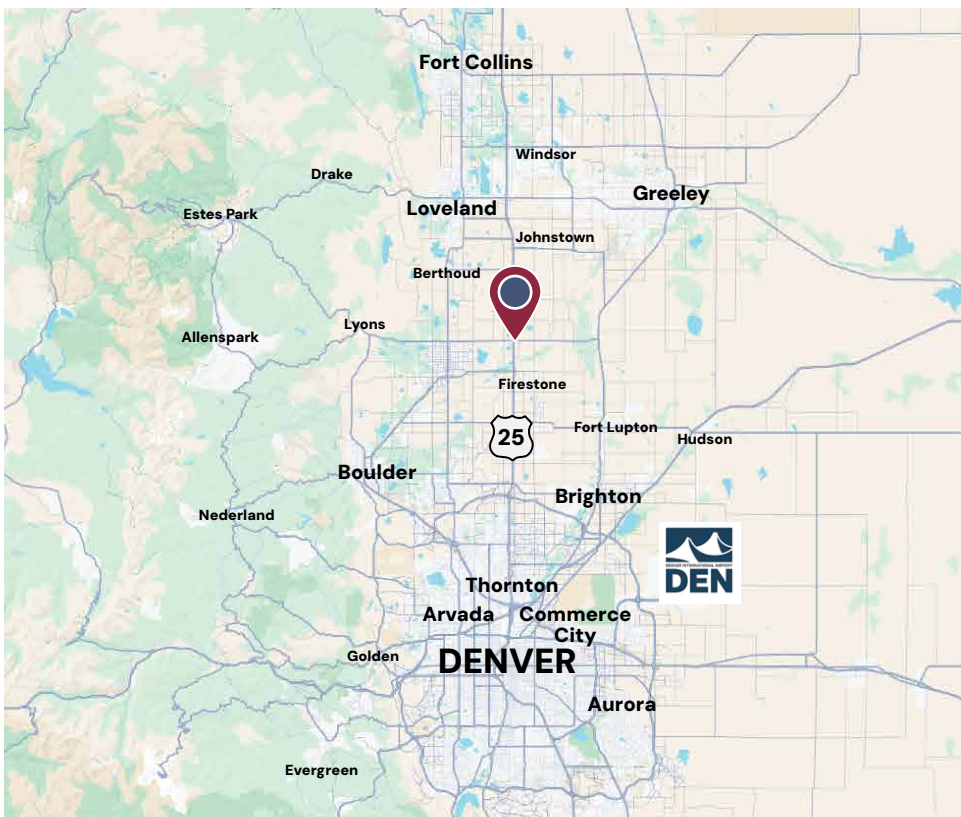
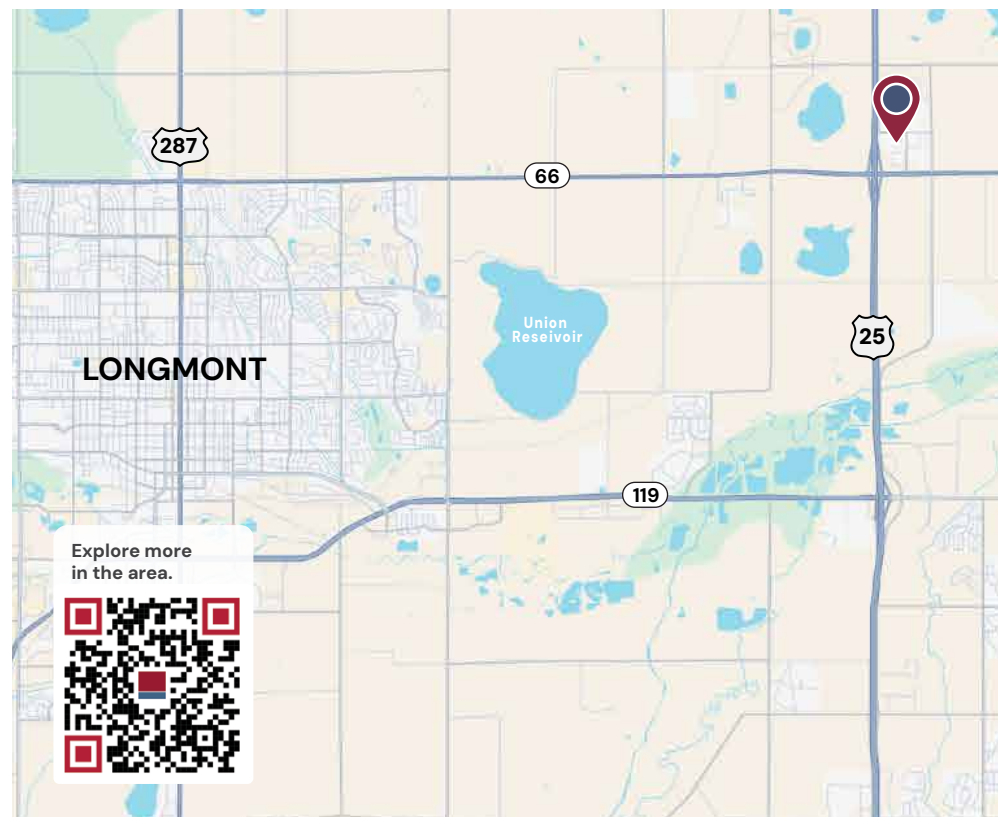
Population



Population By Age



PROPERTY LOCATION



TRAVEL TIMES

Denver	40 Minutes
Fort Collins	30 Minutes
Boulder	40 Minutes
Downtown Longmont	15 Minutes
DIA (Denver International Airport)	35 Minutes