

INDUSTRIAL/FLEX FOR LEASE
1740 Skyway Dr, A - D, Longmont

Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
303.931.7341
summitcommercial.net

One Month of Free Rent for a 3-Year Lease Term!



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1740 Skyway Dr, Units A - D
Longmont, CO

Vista View Business Park Industrial Condos

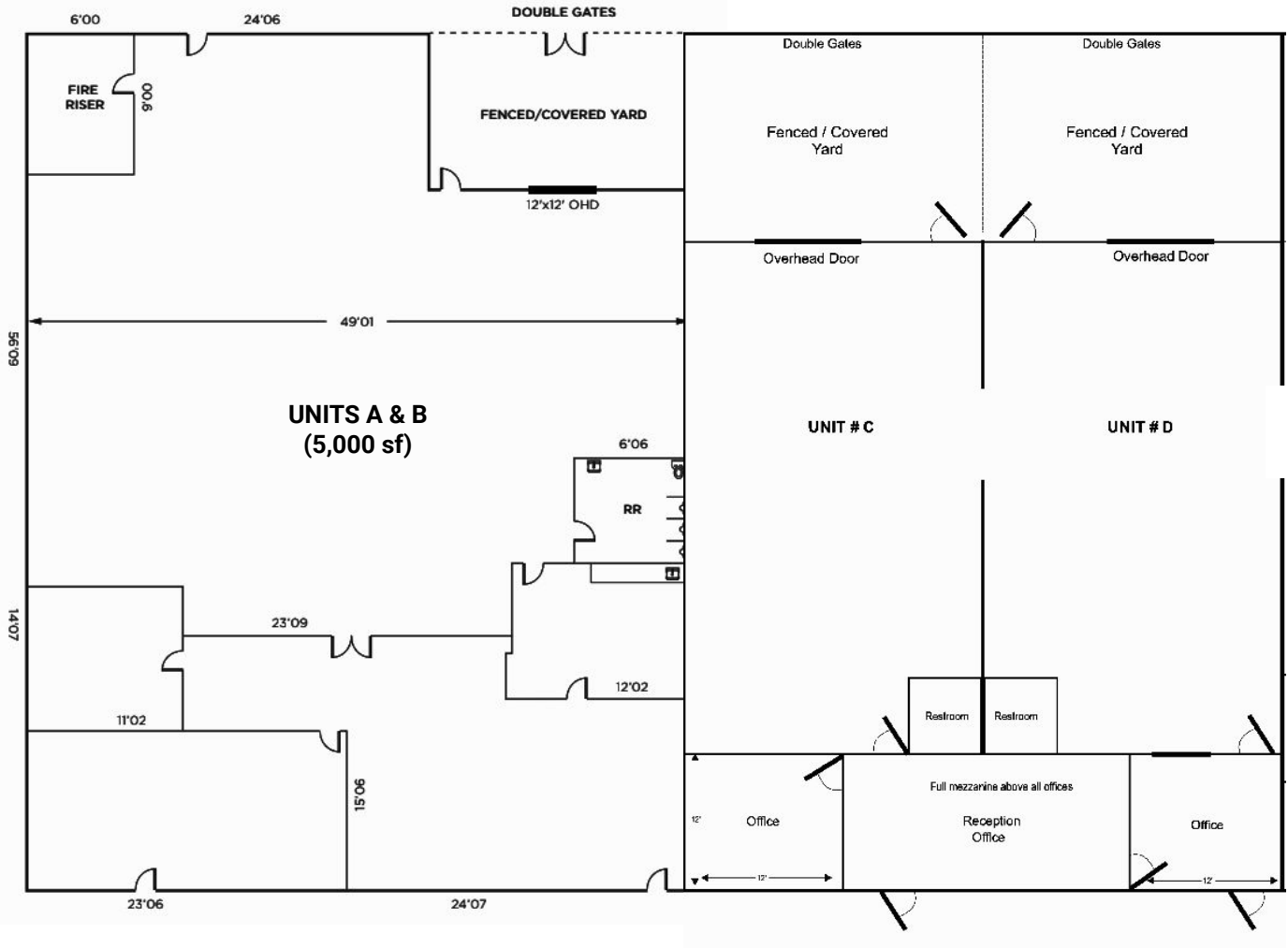
These Industrial Flex Condos offer the best of both worlds! A mix of roughly 85% Warehouse and 15% Office, this space is ready to house a wide variety of businesses. From 2,500 sf - 10,000 sf, it can accommodate businesses big or small, all while offering a Longmont address with all the benefits of unincorporated Weld County. With large overhead doors, high ceilings, ample power, fenced in exterior storage area, and a small office portion for each unit, these units are fully-equipped and ready to house your business!

Call us for more information and to set up a tour!

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Size 2,500 sf - 10,000 sf

Lease Rate \$12.00 - \$14.00/sf (NNN)

Expenses \$6.15/sf (est. 2024)

- **Clear Height:** 18'
- **Power:** 200 Amps / 2,500 sf
- Each unit has a 12' Grade-Level, Overhead Door w/ an exterior Fenced in Storage area
- Floor Drains and Sprinkled
- New, High-Tech Roof with Great Insulating Properties
- **Four (4) 2,500 sf Industrial Condo Units:**
 - **Units A & B (5,000 sf)** are combined and cannot be separated
 - **Units C & D (5,000 sf)** are currently connected in both the front office and back warehouse, but could be separated or merged with A & B

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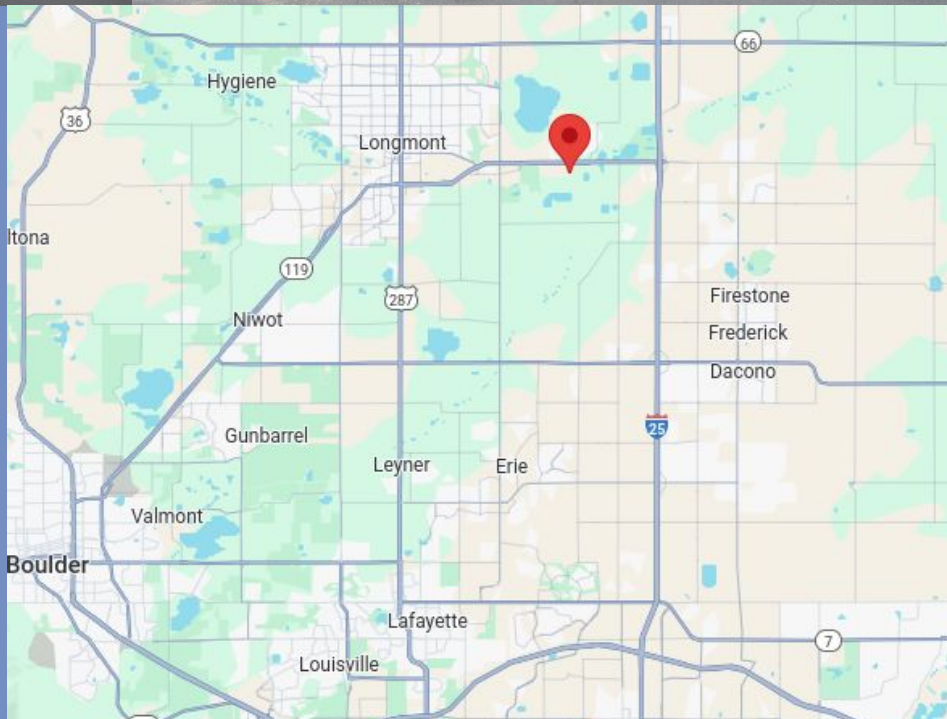
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All information provided is deemed reliable,
but is not guaranteed and should be independently verified