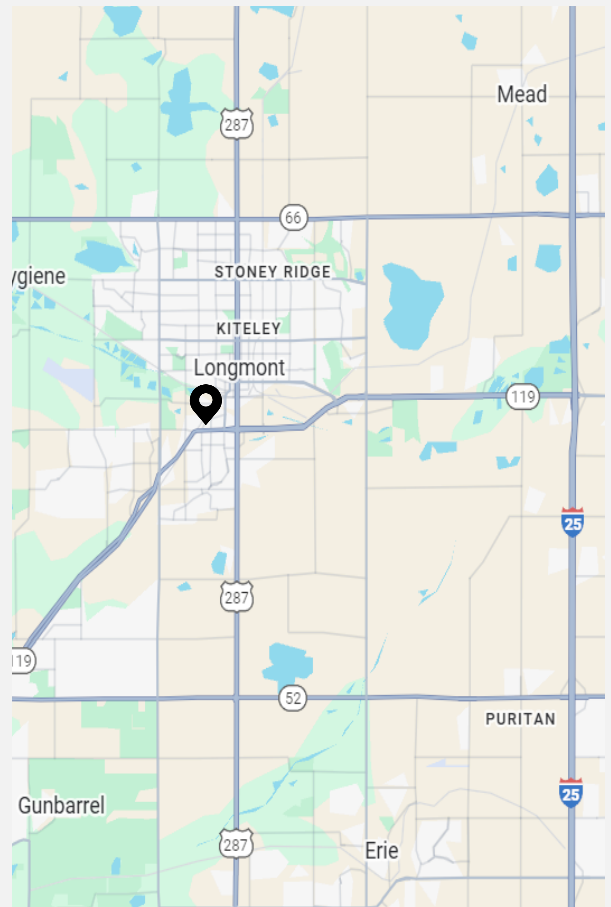


# HIGH BAY WAREHOUSE SPACE WITH OUTDOOR STORAGE YARD

For Lease: 1275 Sherman Drive, Longmont, CO



<b>Available Suites</b>	Suite B
<b>Suite Size</b>	15,600 SF
<b>Office %</b>	5% of Suite (Can Add Office)
<b>Zoning</b>	MU-E – Mixed Use Employment
<b>Clear Height</b>	22' Clear
<b>Loading</b>	3 Dock-High Doors
<b>Power</b>	3P 1200A 240V (TBV)
<b>Rent</b>	\$12.00 NNN (\$5.60 Est. NNN's)
<b>Outdoor Storage</b>	Permitted



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