

Industrial
Building for
Sublease

711 S Bowen St
Longmont, CO



Property Details:

- Lease Rate: Negotiable
- NNN Estimated at \$3.77/SF
- Building Size: Est 23,200 SF
- Zoning: MU-E
- Uses: Industrial/Flex
- Large, open shop areas, office and storage
- 3 Drive-Ins, 2 Dock-Highs
- 3 Phase Power
- Fenced Yard
- Near amenities



For More
Information
Please
Contact

Jim Thomas

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For Showings: 303.543.0625



Dan Jones

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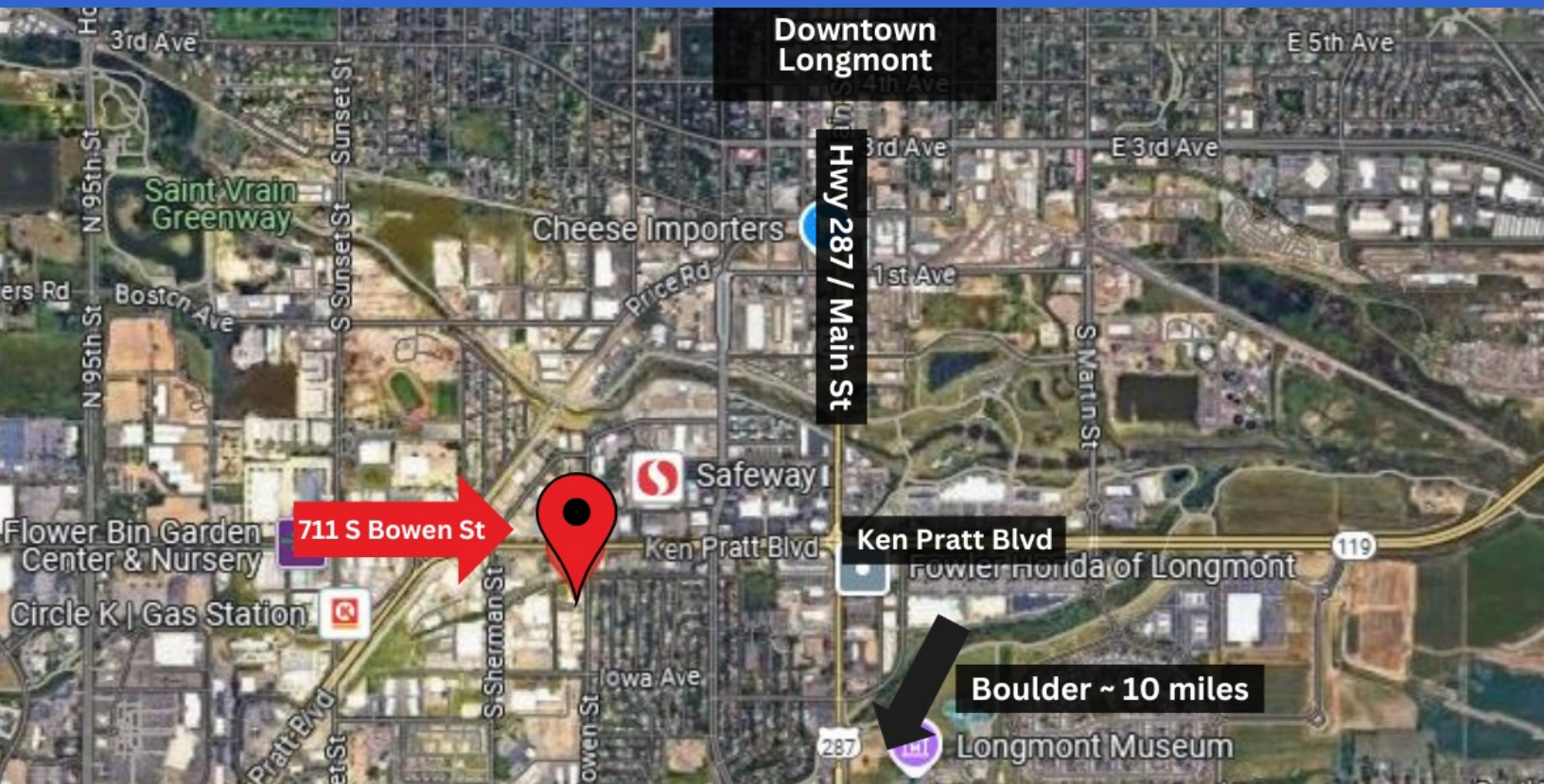
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TRAFFIC COUNTS:
Nelson Rd & S
Bowen St

- Avg. 37,025
Daily Volume

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Demographics	1-mile	3-mile	5-mile
2024 Est. Population	9,192	68,644	107,285
2029 Proj. Population	9,358	68,365	107,284
2024 Est. Households	3,483	27,596	42,735
2029 Proj. Households	3,547	27,483	42,705
2024 Est. Average HH Income	\$92,915	\$104,385	\$110,721
2024 Est. Median HH Income	\$78,356	\$83,551	\$88,042
2024 Est. Median Housing Value	\$410,385	\$454,249	\$480,489



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