

BEACON N

CLASS A HEAVY INDUSTRIAL DEVELOPMENT

AVAILABLE

 CUSHMAN &
WAKEFIELD

 GOOD
INVESTMENT PARTNERS

**20,140 SF BUILDING
WITH LARGE OUTSIDE STORAGE YARD**

I-25 Business Park, Longmont, CO 80504

SITE PLAN

TOTAL SITE SIZE ± 9.44 ACRES

±7 ACRE YARD

SOLD

YARD

LEASED



FUNCTIONAL NEW CONSTRUCTION



FULLY FENCED AND LIT YARD



6" RECYCLED ASPHALT IN YARD



CONCRETE APRON AROUND BUILDING



I-3 WELD COUNTY - ALLOWS FOR OUTDOOR STORAGE AND CONTAINER STACKING IN YARD



IMMEDIATE ACCESS & VISIBILITY FROM I-25 (83,000 VPD)



LOCATED IN BUSINESS PARK SETTING



MONUMENT AND BUILDING SIGNAGE AVAILABLE



83,000 VPD

CAMELOT CIRCLE

CAMELOT CIRCLE

CAMELOT CIRCLE

BUILDING FEATURES

BUILDING 1 **LEASED**

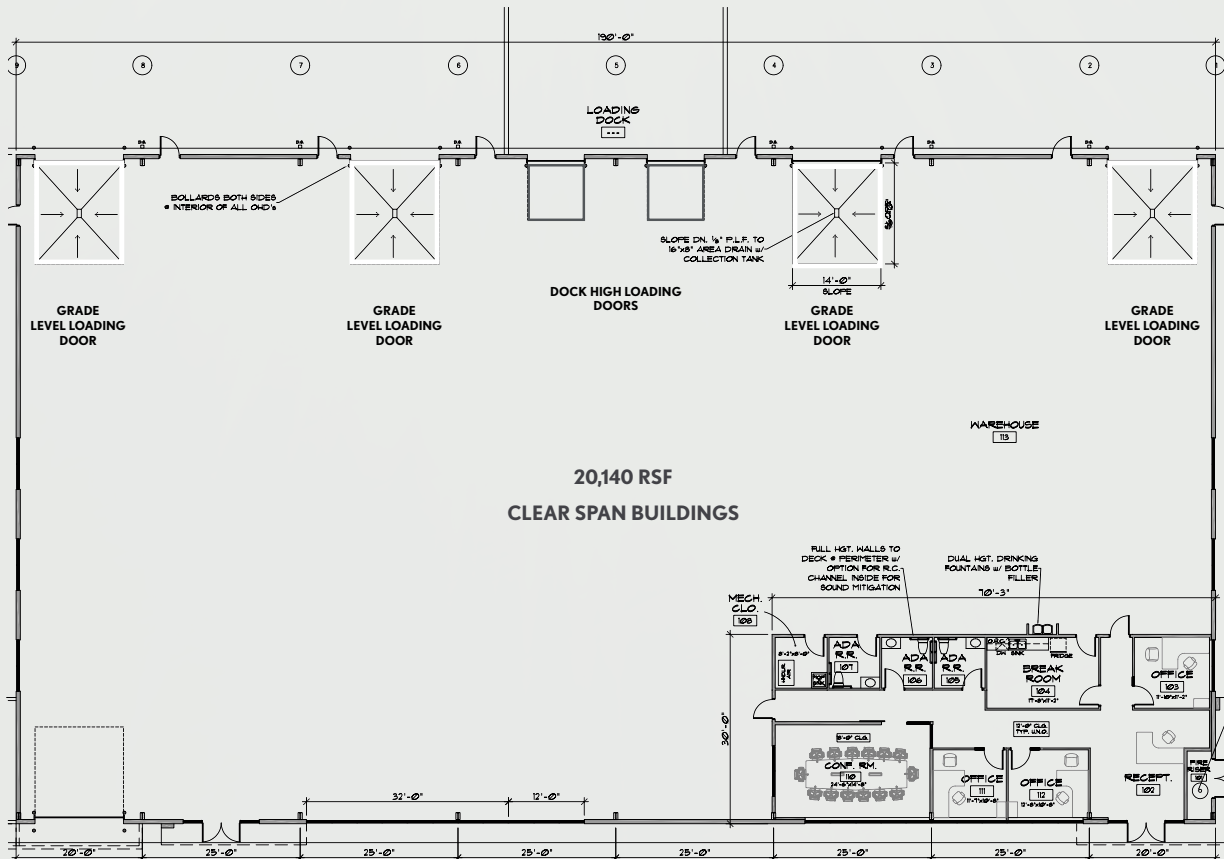
- » 20,140 SF
- » TOTAL SITE SIZE ±5 ACRES
- » ±4 ACRE STORAGE YARD
- » 2,100 SF SPEC OFFICE
- » DELIVERY: JANUARY 2024

BUILDING 2

- » 20,140 SF
- » TOTAL SITE SIZE ±6.5 ACRES
- » ±4.5 ACRE STORAGE YARD
- » 2,100 SF SPEC OFFICE
- » DELIVERY: MARCH 2024

BUILDING FEATURES

- » FOUR (4) GRADE LEVEL DOORS (14' X 16')
- » ONE (1) GLASS GRADE LEVEL DOOR (14' X 12')
- » TWO (2) DOCK HIGH DOORS (8' X 10')
- » DRIVE THROUGH CAPABILITIES
- » ESFR SPRINKLERS
- » 24'-26' CLEAR HEIGHT
- » 1,000 AMPS/480 VOLT
- » CLEAR SPAN BUILDINGS
- » CLERESTORY WINDOWS IN WAREHOUSE





DESTINATION	DRIVE TIMES
Fort Collins	30 Minutes
Boulder	30 Minutes
Denver	30 Minutes
DEN Airport	30 Minutes



TEAM CONTACTS

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Developed by: **GOOD**
INVESTMENT PARTNERS

Leasing by: **CUSHMAN & WAKEFIELD**