



1650 Skyway Drive

Longmont, CO

Versatile Flex Building For Sale or Lease

Jaime Pletcher
jaime@gibbonswhite.com
(303) 586-5936

www.gibbonswhite.com

Property Info & Gallery

View Map

Building Size	16,500 sq. ft.
Sale Price	\$3,275,000 (\$198.50 / sq. ft.)
Lease Rate / sq. ft.	\$11.50 - \$17.00 NNN \$9.50 - \$15.00 NNN
Expenses / sq. ft.	\$6.70*

**Not Including Utilities*

Unit A (10,000 sq. ft.): - Front Office, Production, Warehouse, Break Room & Restrooms with Shower

Intro Rate \$15.00 NNN

- Sealed Floors, Full HVAC, Air Lines, Floor Drains, Fire Sprinklers & Multiple Sinks
- cGMP / Organic / SQF Compliant Production Space
- Grade-Level & Dock-High Loading with Leveler & Pallet Scale

Unit B (6,500 sq. ft.): - Front Office Area, Kitchen, Private Restrooms

Intro Rate \$9.50 NNN

- Warehouse with Drive-In & Dock-High Loading
- Available March 1, 2026 for an Owner/User or For Lease

Building Features: - Heavy Power (440v / 1200 amp) with Dedicated Transformer
- Natural Light Throughout Office & Manufacturing Areas
- Convenient to Interstate 25, Highway 287 & Local Amenities
- Flexible PUD Allows Any Use in Weld County Zoning C-3 & I-1

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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