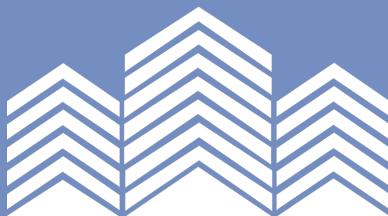


FLEX SPACE WITH FENCED YARD (FOR SUBLICENSE)

733 S Bowen St.

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SUMMIT
COMMERCIAL BROKERS

KYLE CONARRO
Broker Associate
(303)827-9436
Kyle@SummitCommercial.net

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

733 S Bowen St.
Longmont, CO 80501

Negotiable Sublease Term!

This 5,500sf Flex Building is located just 2 blocks off Hwy 119 in the heart of Longmont. With easy access to I-25 (10 Minutes) and Boulder (20 minutes).

With a roughly 2,820sf shop, 3 private offices, 1 conference room, a reception area, and 2 bathrooms.

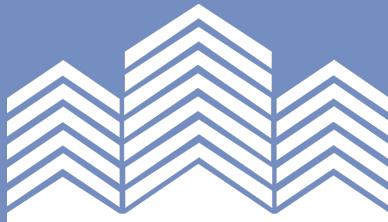
This space also includes a roughly 3,500 sf fully fenced yard, an overhead door AND a Loading Dock. Up to 10 parking spaces.

Call us for more information and to set up a tour

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SPACE INFO

Size 5,500sf (3,500sf YARD)

Lease Rate Negotiable

Sublease Term September 2027

- Open Warehouse (17 1/2' - 20' clear height)
- 12' x 12' OH door
- Exterior loading dock with a boom crane and an 8x8 overhead door.
- 3-phase power with fully operational bridge crane
- 3,500 sf Fully Fenced Yard AND 10 Parking Spaces
- 2 ADA Bathrooms
- 3 Private Office, 1 Conference Room, Reception Area
- 4 Shop Offices/Storage Space
- Sublease Term: Negotiable

FLEX SPACE WITH FENCED YARD (FOR SUBLLEASE)

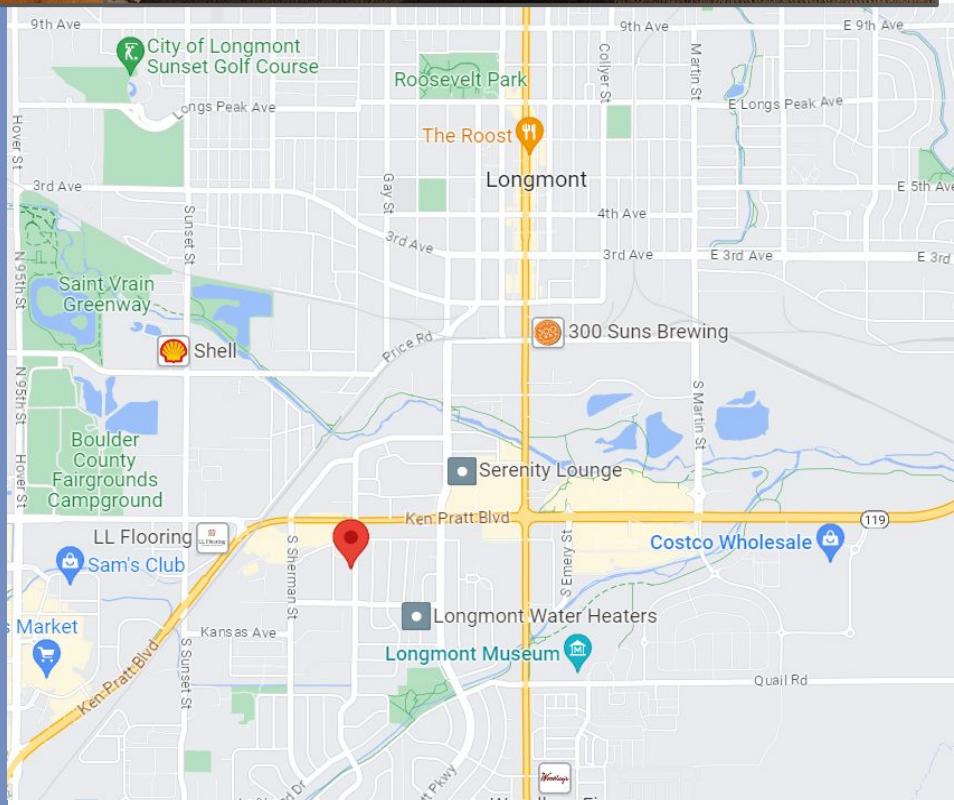
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All information provided is deemed reliable, but is not guaranteed and should be independently verified