

For Lease

RATE REDUCED

105 Gay St., Longmont, 80501



Available: For Lease: \$13.00 Sq. Ft. + NNN

Very clean industrial building for lease. HVAC system throughout the entire 13,500 sq. ft. building, to help keep the warehouse cool during summer months. There are both drive-in and 4' dock-high capabilities. Power to the building has both 400-amp 480 volt and 400-amp 208 volt, and both are 3-phase. In addition to the main building there is a fenced and gated concrete yard with 2 storage buildings with OH doors that give you 357 sq. ft. of additional storage space that is not included in the total rentable sq. ft. The building has a reception area, office/conference room, larger office area, 4 bathrooms and a kitchen/breakroom. Clear height of the warehouse is approximately 10'-12'. Parking is ample and there is also street parking. Nextlight high speed internet is to the building. Zoning is MU-E. and the lot size is 27,453 sq. ft. Lease rate is \$13.00 sq. ft. plus 2024 estimated NNN's of \$5.00 sq. ft. Zoning is MU-E. (Mixed- Use Employment). Ample parking. Lot size is 27,453 sq. ft

Edward & Todd Regel 303-746-7375

REGEL &
ASSOCIATES, LLC
For All Your Real Estate Needs

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.