

# 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**

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