

2 Months
Free Rent
With a 5 year lease!

1860 Lefthand Circle

Longmont, Colorado 80501

Industrial Building

For Lease - EASILY DIVISIBLE TO 5,000 SQ/FT

Approx. 20,400 Sq/Ft

\$13.00 Sq/Ft

View the video here!



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Details

Free Standing Building

Easily Divisible to 5,000 sq/ft - 20,400 sq/ft

[View the video here!](#)



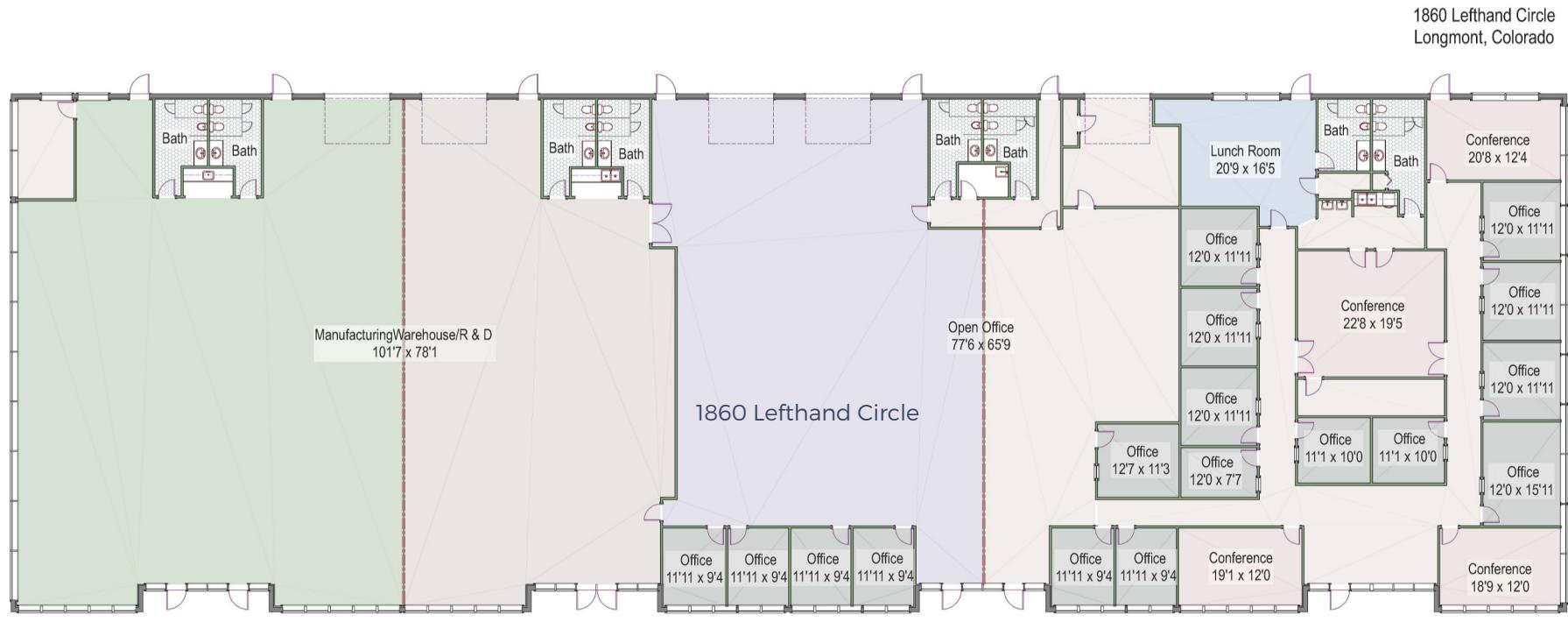
Building Details

Listing Price	\$13.00 sq/ft + \$7.39 NNN (includes Taxes, Insurance, HVAC maintenance, property management fees, grounds, landscaping, bi-annual window cleaning)
Uses	Industrial / Flex / Manufacturing / Processing / R&D / Warehouse / Distribution
Located on	2.17 acres
Building Sq/Ft	Approx. 20,400 sq/ft - Easily Divisible
Ceiling Height	11' clear height
HVAC Systems	Forced Air
Power	1600 Amp / 240 Volt / 3 Phase
Drive Up Dock Door	Four - 10' x 8' doors
Roof	Replaced 2023
Parking	50 spaces
Electric	Xcel Energy
Utilities	City Water / City Sewer



Floor Plan

Possible Demising Plans



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Measurements are approximate and no responsibility is taken for any omission or mis-statement. Square footage is determined based on exterior dimensions and is not guaranteed. Floor plan is for the exclusive use of Eric Rutherford/Dan Tremblay and may not be transferred or sold. Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

Interior Photos

