

**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 |

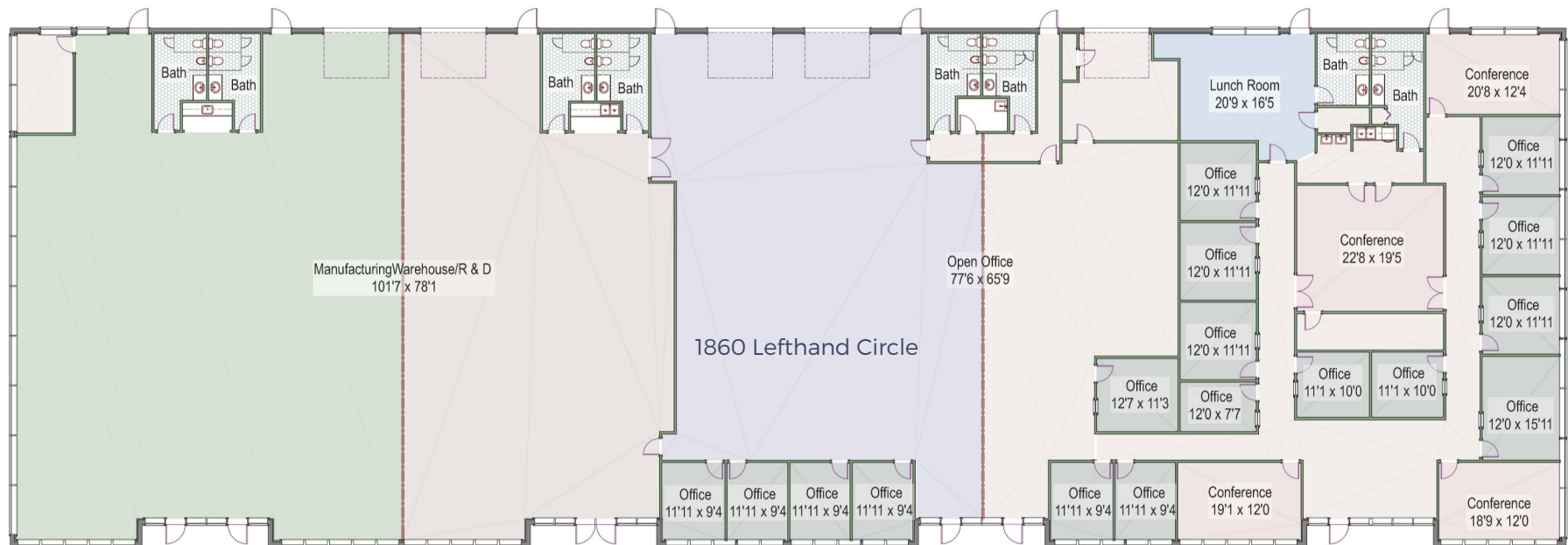
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Floor Plan

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

