

Lot 2
3.6 AC

NEOTech

DISC DRIVE

Microsoft

KENNEDY DRIVE

Lot 4
18.4 AC

Wiland
DELIVERING THE FUTURE

SEAGATE

DISC DRIVE

BC
SERVICES



NELSON ROAD


JLL SEE A BRIGHTER WAY


For Sale


Clover Basin Lot 2 & 4
Longmont, CO


Property Highlights


 22 acres

 Zoned: N-PE


 Annexed to the City of Longmont

 Flat sites with zoning that allows for a wide range of uses

 Surrounded by major corporate occupiers in the path of growth

 Power substation nearby

Price

 Lot 2, 3.6 acres - \$862,500

Lot 4, 18.4 acres - \$4,408,272

Total: 22 acres - \$5,270,772 (±\$5.50 SF)



Zoning

N-PE (Non-residential primary employment)

N-PE zoning in Colorado is designed to support a wide range of commercial, industrial, and employment-focused uses. For buyers evaluating land, NPE offers valuable flexibility—allowing everything from light manufacturing and warehouse space to labs, office, and technology facilities, depending on the municipality’s specific code. This zoning type can streamline development timelines, broaden the pool of allowable uses, and increase long-term property value by giving owners room to adapt as their business needs evolve.

Uses allowed

Healthcare Facilities

- Medical laboratory or research facility



Recreation and Entertainment

- Public open space, park or playground



Manufacturing and Processing

- Light industrial
- Warehouse, or storage facility for business and consumer goods
- Wholesale trade



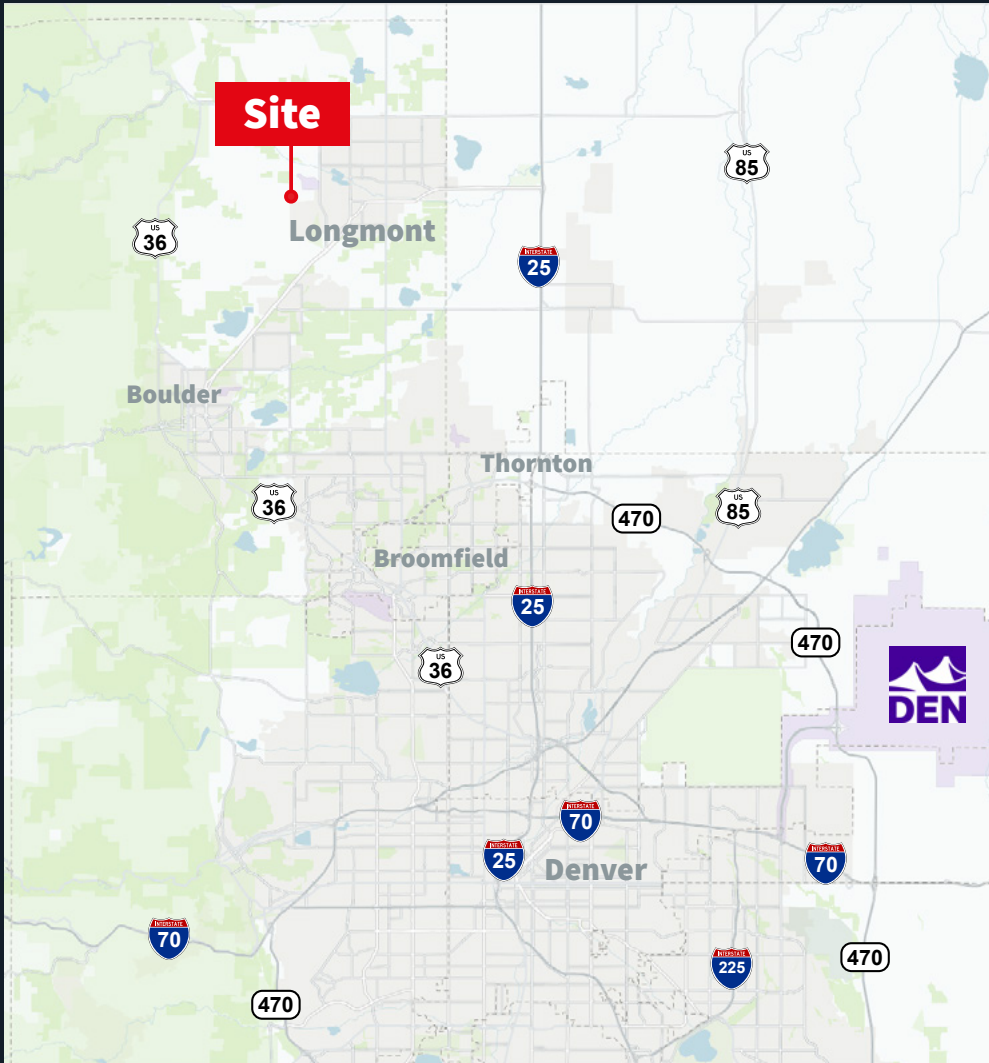
Energy and General

- Essential municipal and public utility uses, facilities, services and structures
- Alternative tower structure
- Amateur radio facility
- Building or structure mounted wireless telecommunication facility
- Monopole
- Rooftop-mounted wireless telecommunication facility
- Small cell facilities
- Wireless mesh networking facility



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Clover Basin Lot 2 & 4
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22 acres | N-PE Zoning



Drive times

Boulder 15 min

Broomfield 25 min

DIA 40 min

Thornton 40 min

Downtown
Denver 45 min

JLL

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