

LONGMONT, CO
4120 SPECIALTY PL

AVAILABLE FOR SALE
MANUFACTURING/WAREHOUSE PROPERTY

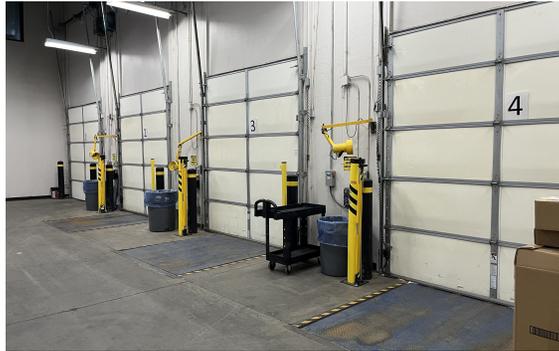
129,304 SF
12.992 Acres

PROPERTY HIGHLIGHTS

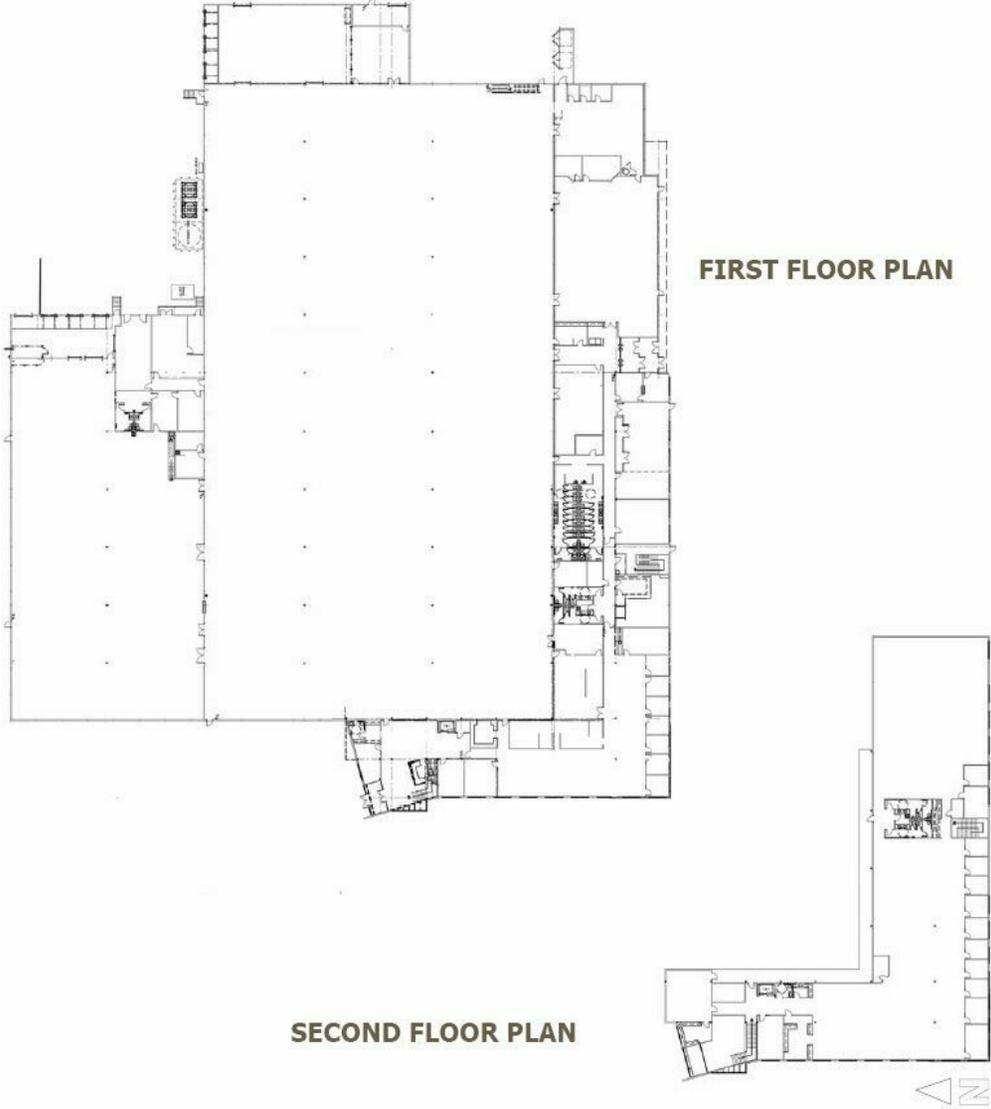
- Approximately 129,304 sf (manufacturing/warehouse +/- 105,000 sf) on 12.992 acres
- Built: 2001
- Zoning: PUD - Industrial General - Weld county
- Construction: Tilt-Up Concrete
- Column Spacing: 29' 4" x 65' 6"
- HVAC: 100% air conditioned manufacturing and warehouse
- Clear heights: 22' 5"
- Dock High: 6 - 9'8" x 8'8" dock high and 1 - 17'11" x 11'11" oversized dock door
- Drive-In Doors: 2 - 9' x 9'5" - south side of building; 1 - 8'11" x 9'5" - southeast corner of the building with ramp
- Power: 5,000 amps, 480/277 volt, 3-phase 4 wire
- Lighted parking spaces for 560 cars with 4 electric car charging hookups
- Sprinkler System: ESFR
- Floor Thickness: 6" reinforced
- Programable LED lights in manufacturing and warehouse areas



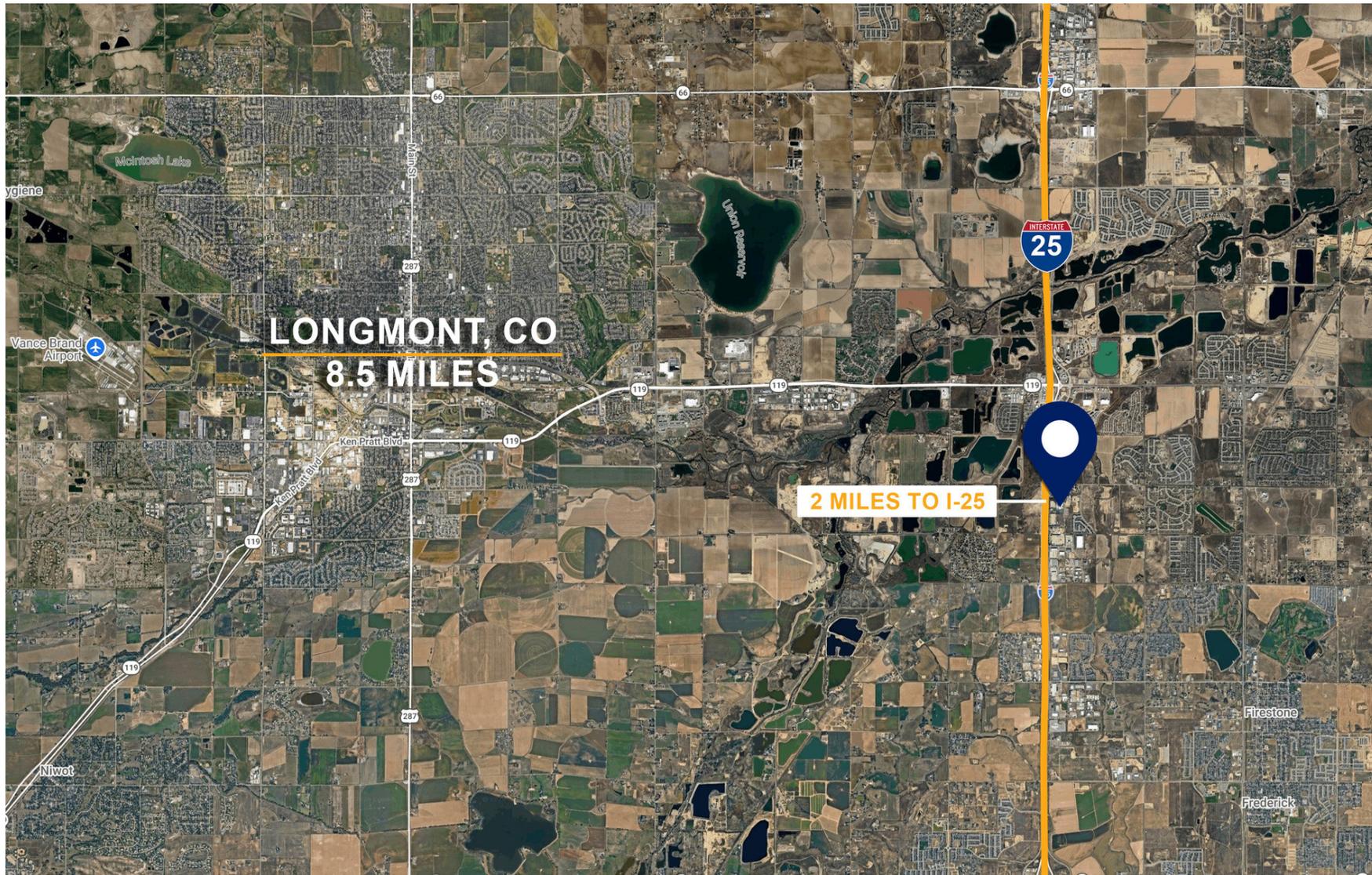
ADDITIONAL PHOTOS



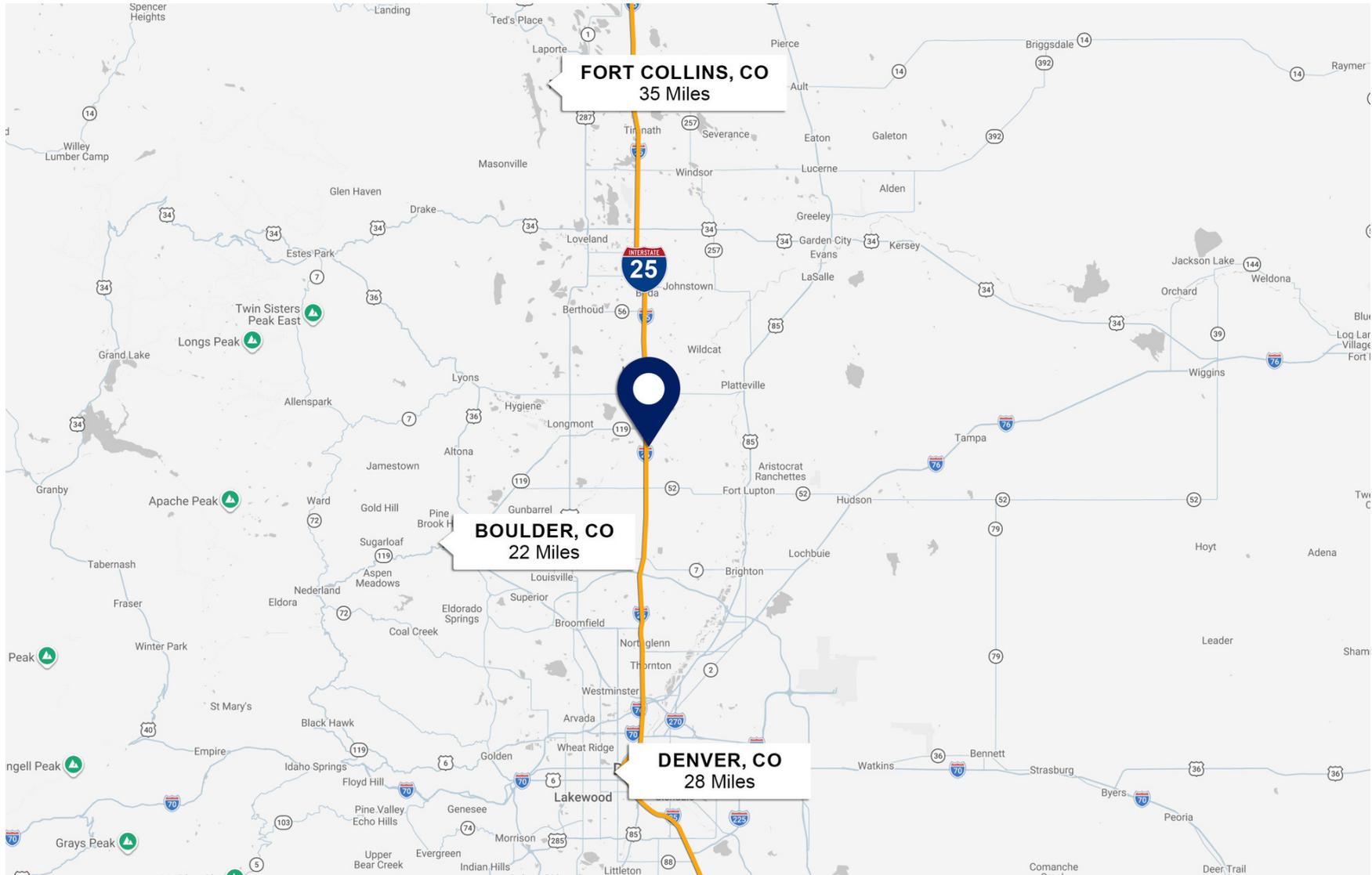
FLOOR PLANS



LONGMONT, CO AERIAL



AREA MAP



REGIONAL MAP



CONTACT



Carson Erard

Vice President

303.997.2288

cerard@binswanger.com



6400 S Fiddlers Green Circle
Suite 100
Greenwood Village, CO 80111
Phone: 303.779.4345
binswanger.com

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