

# INDUSTRIAL/FLEX FOR LEASE

1740 Skyway Dr, A & B, Longmont

Summit Commercial Brokers  
6800 N 79th St, # 103  
Niwot, CO 80503  
303.931.7341  
summitcommercial.net

## Broker Incentive: 5% Coop Commission through 2025!

\*min 5,000 sf, \$12.00/sf (NNN), 3 year lease



**Rachel Austefjord**  
Broker Associate  
408.427.4757  
rachel.austefjord@gmail.com

**Jim York**  
Managing Partner  
303.717.8038  
jim@jim-york.com

### Industrial/Flex For Lease

1740 Skyway Dr, Units A & B (2,500 - 5,000 sf)  
Longmont, CO

### Vista View Business Park Industrial Condos

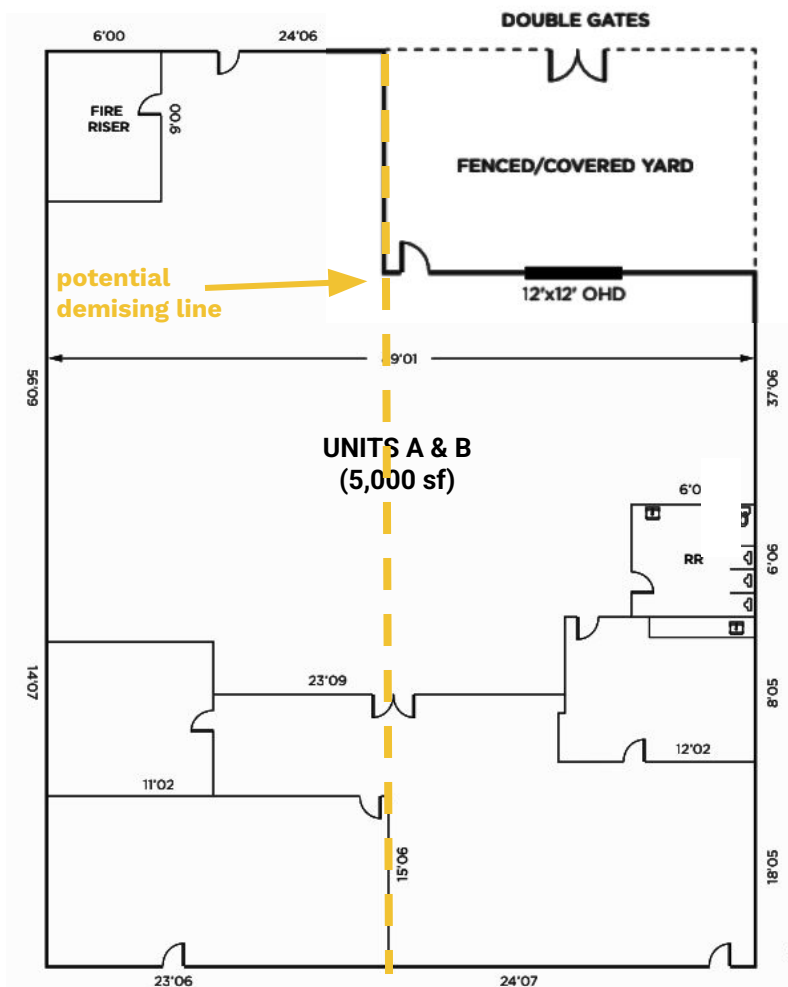
These Industrial Flex Condos offer the best of both worlds! Now available: 5,000 SF total (Units A & B, can be split into two 2,500 sf units) with approximately 80% warehouse and 20% office—ideal for a wide range of businesses. Located in unincorporated Weld County with a Longmont address, this space features a large overhead door, high ceilings, ample power, and a fenced-in exterior storage area. Ready to accommodate your operations with flexibility and efficiency!

**Call us for more information and to set up a tour!**

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\*rough estimate of measurements, not to exact scale

Size 2,500 sf - 5,000 sf

Lease Rate \$11.00 - \$14.00/sf (NNN)

Expenses \$6.95/sf (est. 2025)

- Clear Height: 18'
- Power: 400 Amps (3-Phase)
- 12' Grade-Level, Overhead Door w/ an exterior Fenced in Storage area
- Floor Drains and Sprinkled
- New, High-Tech Roof with Great Insulating Properties
- **Units A & B (5,000 sf)** are currently combined but can be separated into two 2,500 sf units
  - Potential to add overhead door to Unit A side
- **Starting at \$11.00/sf (NNN)** w/ Annual Escalations for a 5-Year Deal
- **\$12.00/sf (NNN)** w/ Annual Escalations for a 3-Year Deal
- **\$13.00/sf - \$14.00/sf (NNN)** for Shorter Term Deals
- TI Negotiable



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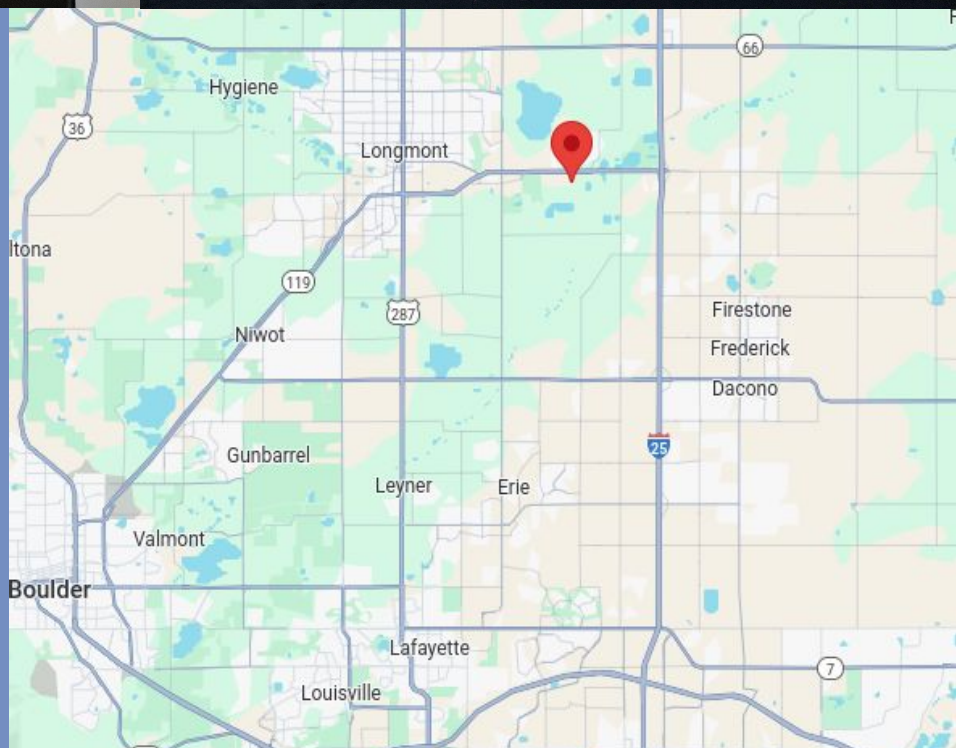
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All information provided is deemed reliable,  
but is not guaranteed and should be independently verified