

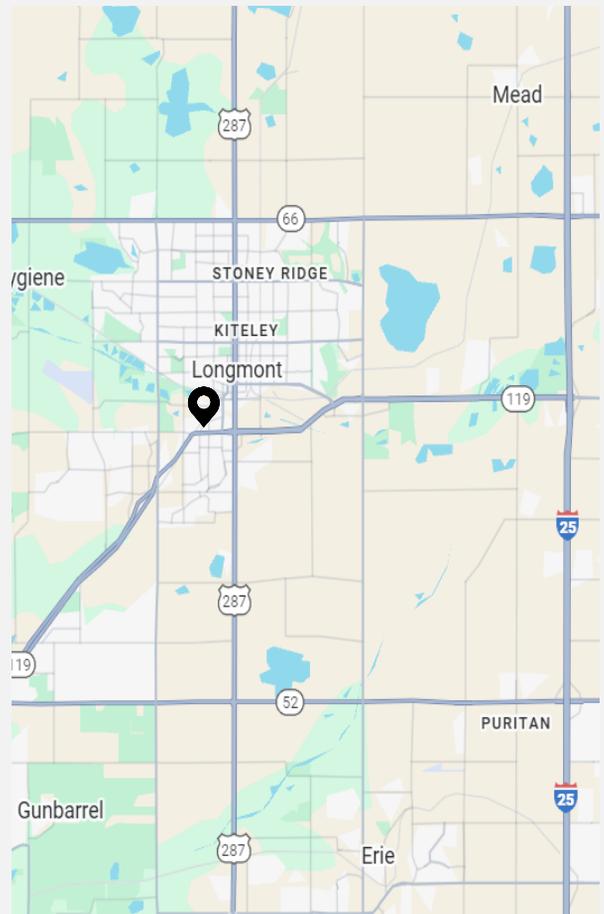
# HIGH EXPOSURE SPACE WITH OUTDOOR STORAGE YARD

For Lease: 3,608-11,764 SF Suites



1375 Sherman Drive, Longmont, CO is strategically located along Ken Pratt Blvd and Sherman Drive

<b>Available Suites</b>	Suite 2, Suite 3, & Suite 4
<b>Suite Size</b>	2,000 SF 4,068 SF 4,088 SF 3,608 SF 11,764 SF Contig.
<b>Office %</b>	5% of Suite (Can Add Office)
<b>Zoning</b>	MU-E – Mixed Use Employment
<b>Clear Height</b>	14' Clear
<b>Loading</b>	Min. 1 Drive-In Door per Suite
<b>Power</b>	3P, 480V, 200A (TBV)
<b>Rent</b>	Contact Broker
<b>Outdoor Storage</b>	Permitted



**PAUL PRESBERG**

303.638.4026

Paul@ironstone-cre.com



