



**MANUFACTURING SPACE
FOR SALE OR LEASE**
150 MARTIN STREET LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Manufacturing Building in Central Longmont just south of 3rd on Martin Street. Heavy power with clean production floor and bright office spaces. Separate warehouse can be leased as dry storage. Building A is 18,500 SF - main production and office. Building B is 5,348 with 1,500 SF of production space and 3,848 SF of dry storage area. Fenced yard that can accommodate trailer parking. Clear height 14' with total of 5 grade level doors.

- Clean Manufacturing Building with Heavy Power
- Central Longmont location with access from 3rd Avenue and Highway 119
- Building A Sprinklered with AC in office and Pear ventilation fans in production area
- 14' Clear Height
- Grade level overhead doors

Sale Price	\$4,750,000
Building Size	23,848 RSF
Minimum Divisible	3,848 RSF
Lease Rate	\$12.00/RSF NNN
Expenses (Est)	\$ 6.00 RSF
Lease Term	3-5 Years
Parking	20 auto & additional truck parking

- Near bike path
- Heavy Power
- Near restaurants
- Parking
- High Ceilings
- Windows/Skylight

FOR MORE INFORMATION



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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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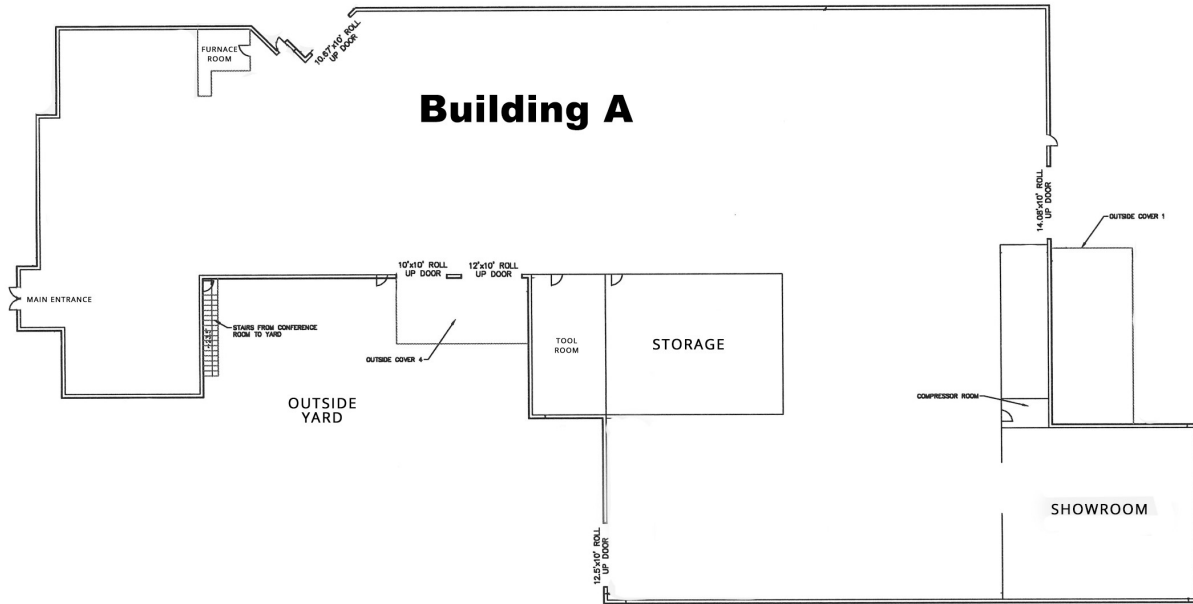
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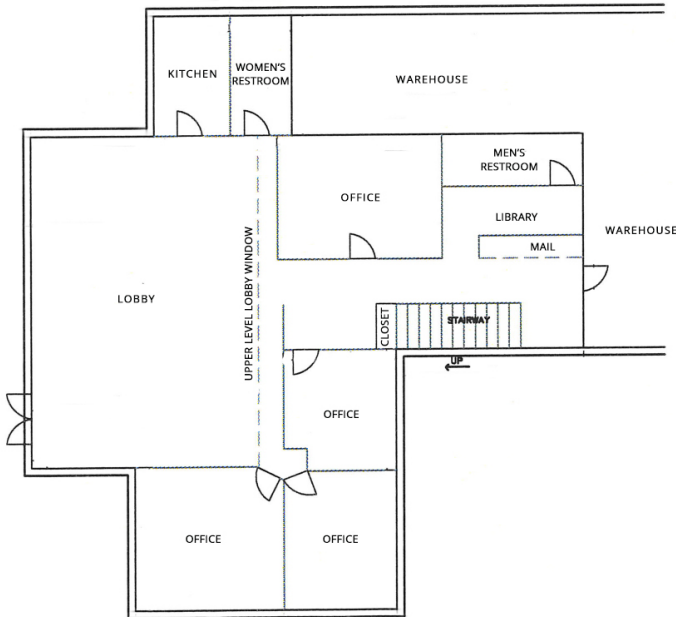
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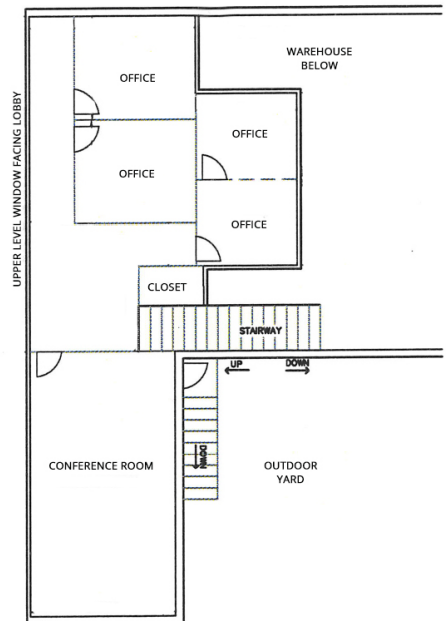
PROPERTY FLOOR PLAN



150 MARTIN LOWER LEVEL OFFICES



150 MARTIN UPPER LEVEL OFFICES/CONFERENCE ROOM



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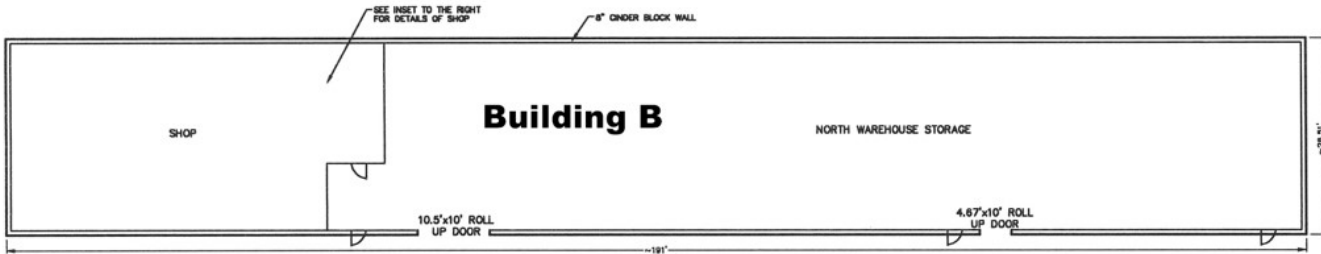
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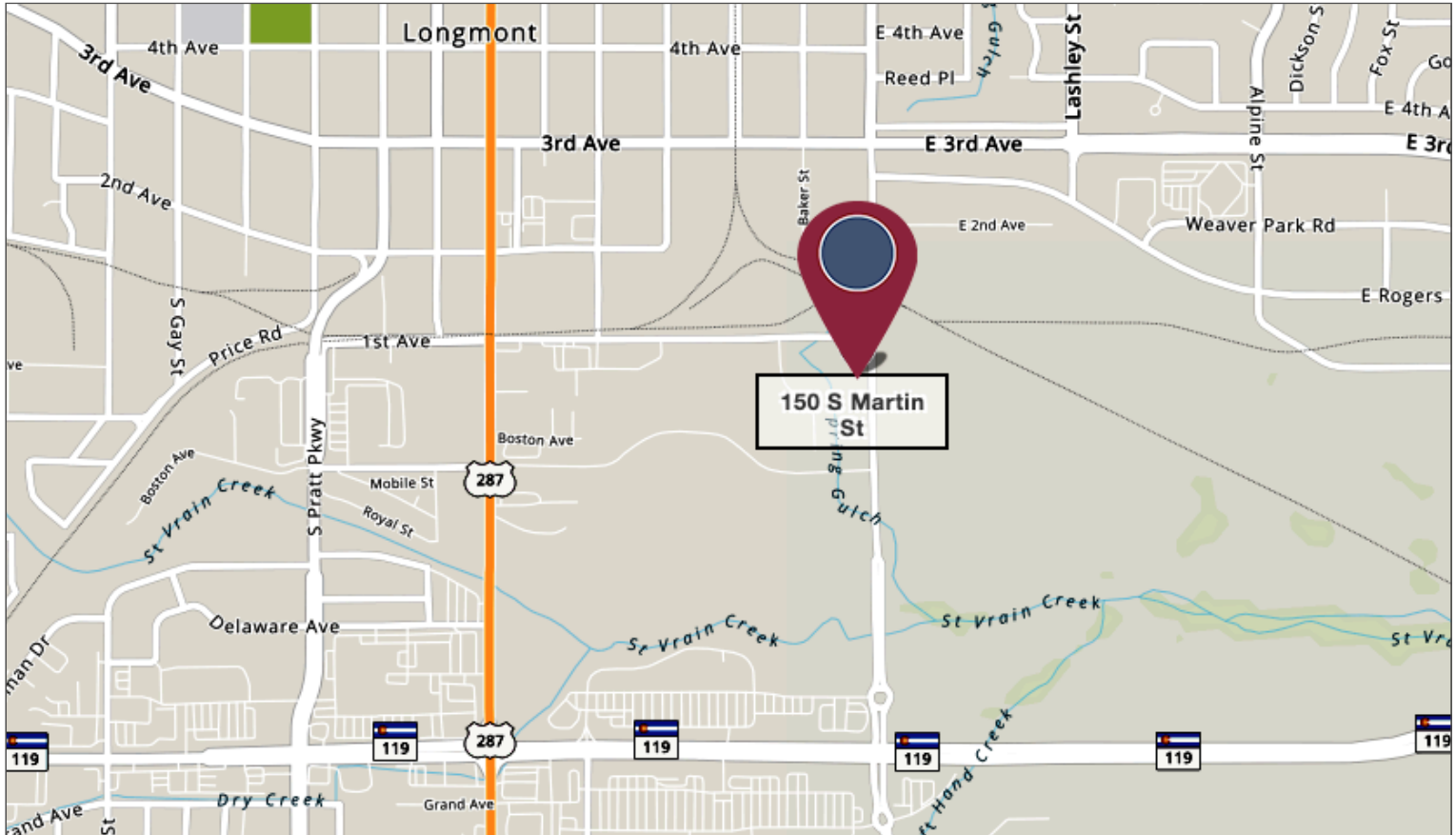


PROPERTY FLOOR PLAN

NORTH WAREHOUSE WITH SHOP OUTSIDE DIMENSIONS



PROPERTY LOCATION



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