

1725 Vista View Dr, Units B, C, & D

Longmont, CO

INDUSTRIAL CONDOS FOR SALE

CO HWY 119
35,000 cars/day

Owner/User Opportunity

Three Contiguous Industrial Condos for Sale

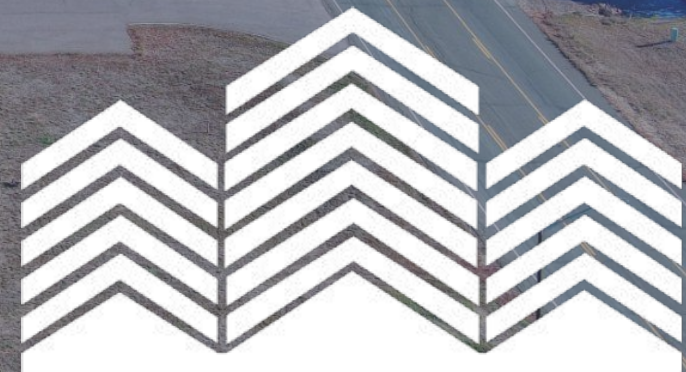
Price: \$2,150,000

Size: 11,775 sf

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The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.

PROPERTY OVERVIEW

1725 Vista View Dr, Units B, C, & D, Longmont, CO

Size	11,775 sf
Sale Price	\$2,150,000
Industrial Specs:	<ul style="list-style-type: none">● Ceiling Height: 16' - 17'● Power: 1,025 Amps, 120/208V, 3 ph, 4 W● Loading: 3 grade-level<ul style="list-style-type: none">○ Two 12' x 12' OH Doors○ One 8' x 12' OH Door
Parking	45+ Spaces for the entire Building
Year Built	2001
Jurisdiction	Unincorporated Weld County
Zoning	PUD with C-3 (Business Commercial) and I-1, (Industrial) zone district uses
Utilities	<ul style="list-style-type: none">● Water: Left Hand Water District● Sewer: St. Vrain Sanitation District● Gas: Xcel Energy● Electric: United Power

This is an opportunity to acquire **three contiguous industrial condo units (Units B, C & D)** totaling 11,775 SF, configured as one cohesive space and positioned just off Highway 119 in unincorporated Weld County.

The property offers a functional industrial layout with strong power, multiple grade-level doors, and clear heights up to 17 feet—well suited for a wide range of industrial, flex, or commercial users.

Previously operated as a brewery and restaurant, the space includes a mix of open areas and specialty improvements. **All brewing equipment is being removed**, creating a clean slate for a new owner to reposition or customize the space to fit their specific use.

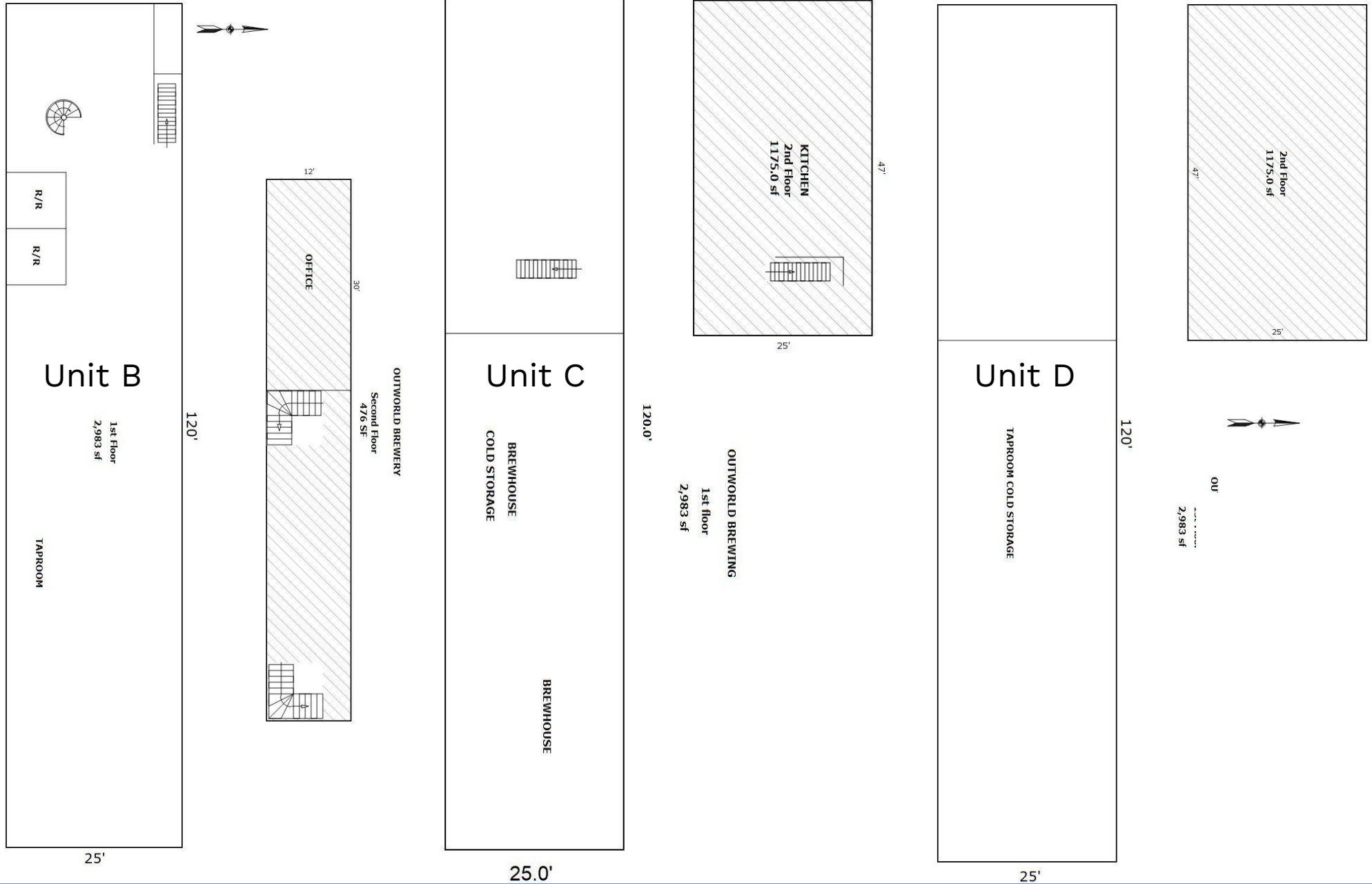
With **1,025 amps of 3-phase power**, multiple overhead doors, and ample on-site parking, the property can accommodate manufacturing, light industrial, showroom, or service-based operations. Existing improvements may offer value for certain users or can be modified as needed.

Located between Longmont and I-25 in a growing business corridor, the property provides convenient regional access while benefiting from a Longmont address and Weld County jurisdiction.

This is a rare opportunity to secure a flexible, multi-unit industrial space with strong infrastructure already in place along the Hwy 119 corridor.

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AREA DEMOGRAPHICS

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DEMOGRAPHICS

CATEGORIES	1 Mi	3 Mi	5 Mi
Population	1,492	19,244	90,430
Average Household Income	\$151,977	\$138,883	\$123,750
Average Disposable Income	\$110,645	\$102,416	\$91,949
Bachelor's/Grad/Prof Degree	53.5%	54.0%	45.4%
Median Home Value	\$657,653	\$636,984	\$604,127

Drive Times & Traffic Counts

LOCATION	Drive Time or Traffic Count
Denver International Airport	35 Minutes
Boulder	30 Minutes
Traffic on CO 119 at Vista Commercial Business Park	34,000 Vehicles Per Day

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Aerial View



PROPERTY OVERVIEW

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PROPERTY OVERVIEW

1725 Vista View Dr, Units B, C, & D, Longmont, CO
Brewing Equipment is scheduled to be removed



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CONTACT US

1725 Vista View Dr, Units B, C, & D, Longmont, CO



Rachel Austefjord

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Rachel Austefjord is a Partner and Commercial Broker with Summit Commercial Brokers, specializing in leasing and sales of retail, industrial, office, and land properties throughout the Front Range. Since joining Summit in 2018, she has built a strong reputation for deep market knowledge, thoughtful analysis, and a collaborative, client-focused approach to dealmaking.

Rachel has worked extensively in the Longmont market since the start of her career and has lived in Longmont since 2020, giving her a detailed understanding of local trends, tenant demand, and the factors driving growth across the region. She is also an active member of the Commercial Brokers of Longmont group and the Longmont Chamber, helping her stay closely connected to the city's business community. Since 2018, she has been organizing the Commercial Brokers of Boulder, a longstanding local networking group she recently helped integrate into the Boulder Chamber in 2024, supporting collaboration across the greater Front Range commercial real estate community.

Originally from the Bay Area, Rachel has longstanding ties to Colorado, having spent summers in the mountains west of Boulder before attending CU Boulder. Her local roots and on-the-ground experience provide her with a nuanced perspective on the Front Range's evolving commercial landscape.