



3,980 SF INDUSTRIAL/FLEX SUITE FOR LEASE

1820 INDUSTRIAL CIRCLE, SUITE C

LONGMONT, CO 80501




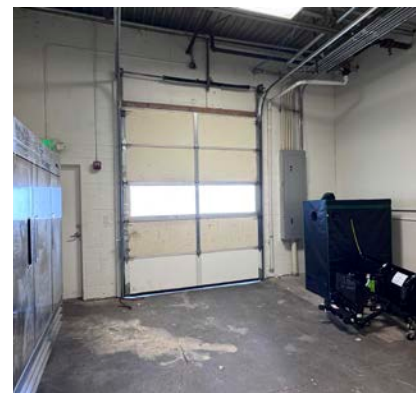
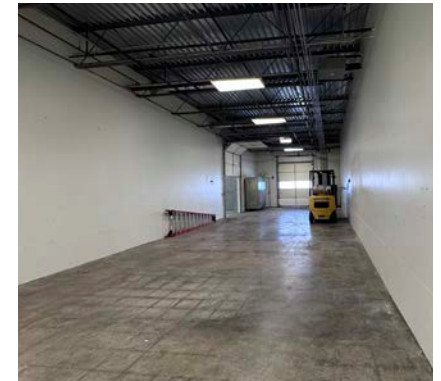
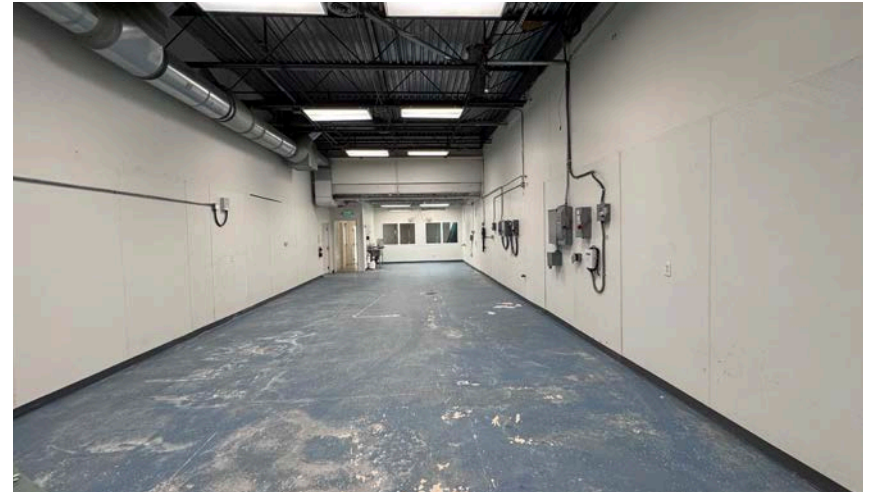
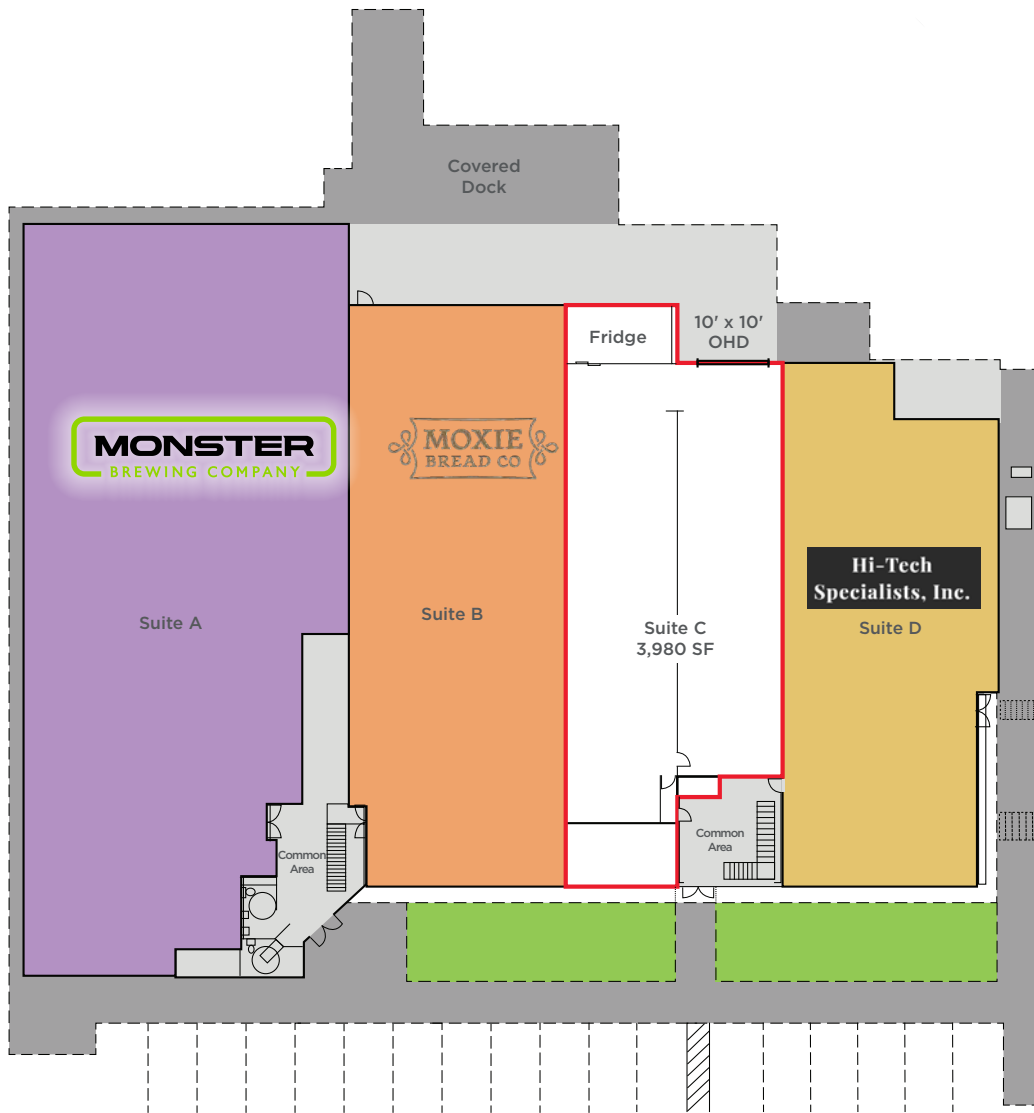
# PROPERTY HIGHLIGHTS

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Discover this versatile flex space, ideal for industrial use. With a spacious paved yard providing ample outdoor storage, shared dock access, and one overhead door, you'll have everything needed for efficient operations. Added perks include a private bathroom, an industrial fridge, and the option for eye-catching monument signage, all within a generous 14' clear height space.

- Paved yard with outside storage available
- Includes shared dock access and 2 overhead doors
  - 10' x 10' exterior overhead door
  - 10' x 10' interior overhead door
- 1 private bathroom
- Industrial fridge
- Monument signage available

<b>Lease Rate:</b>	\$14.00/SF NNN NNN's: \$6.17/SF
<b>YOC/YOR:</b>	1979/2008
<b>Clear Height:</b>	14'
<b>Power:</b>	3-phase, 208 V
<b>Parking:</b>	3.7 spaces: 1,000 SF
<b>Zoning:</b>	<a href="#">MU-R</a> <a href="#">Mixed Use Regional Center</a> 





**CONTACT  
INFORMATION**

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