



1767  
VISTA VIEW  
DRIVE

LONGMONT, CO  
80504



19,600 SF NEWLY DELIVERED INDUSTRIAL ASSET ON 1.25 AC

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# EXECUTIVE SUMMARY

Kenai Capital Advisors ("Kenai") acting as exclusive advisors for the Sellers, is pleased to present the opportunity to acquire 1767 Vista View Dr., a newly delivered, distribution oriented industrial asset located in Longmont, Colorado. The property consists of vacant two core and shell industrial buildings are 9,100 and 10,500-square-foot industrial distribution buildings totaling 19,600-square-feet on 1.25 acres. Completed in 2025, the facility features 20-foot clear height, two oversized drive-in doors, two dock doors, 400-amp power, and paved trucking corridors. With a high distribution functionality, the asset is purpose-built for contractors' storage, industrial suppliers, maintenance and related operations.

Strategically located less than five minutes from Highway 287 and I-25, the site offers exceptional access to Denver's and Boulder's labor pool and industrial core. With transferable warranties and new entitlements increasingly scarce, 1767 Vista View Dr offers investors the rare opportunity to acquire a Class A industrial distribution facility in a supply-constrained and high-growth market.



# ASSET OVERVIEW

<b>Property Name</b>	1767 Vista View Dr	<b>Year Built / Renovated</b>	2025
<b>Street Address</b>	1767 Vista View Dr	<b>Total Rentable Area</b>	19,600 SF
<b>City, State</b>	Longmont, Colorado 80504	<b>Total Land Acre</b>	1.25 Acres
<b>Type</b>	Small Bay Industrial	<b>Occupancy</b>	0.0%
<b>Number of Buildings</b>	2	<b>Tenancy</b>	Multi



# INVESTMENT HIGHLIGHTS

## Flexible Floor Plan with Multi-Tenant Potential

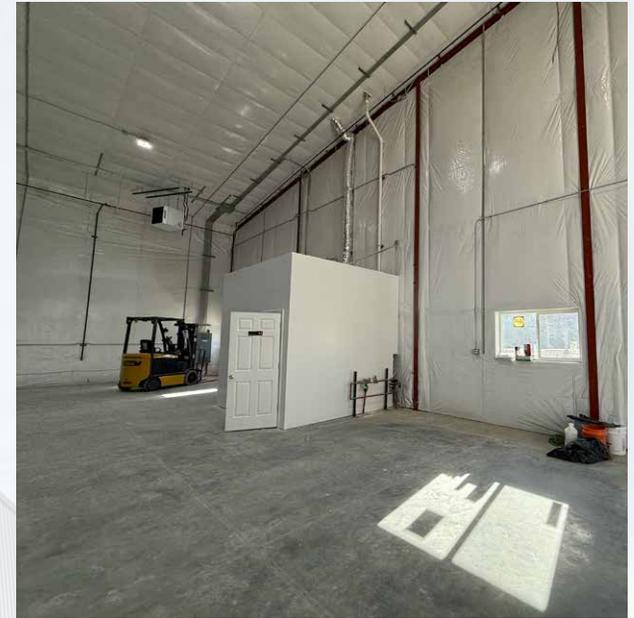
1767 Vista View Drive offers a highly adaptable floor plan that supports a seamless subdivision into two fully independent suites, making it ideal for multi-tenant occupancy. The building has been designed with demising in mind, featuring dual entry points, separately metered utilities, and the infrastructure to accommodate distinct loading areas for each tenant. This layout appeals to a broad range of shallow bay users seeking footprints between 9,100 and 19,600 square feet, from light industrial and service-oriented businesses to last-mile distribution and flex office users. The flexible configuration enhances leasing velocity and allows investors or owner-users to cater to evolving tenant demand while maximizing income potential.



# INVESTMENT HIGHLIGHTS

## Newly Constructed Industrial Facility with Transferable Warranties

Completed in 2025, the two buildings comprise of approximately 19,600 square feet of steel-framed warehouse and show space. Each building includes 20-foot clear heights, one 14-foot by 14-foot drive in door and one 12-foot by 12-foot dock door, and 400 amps of three-phase power. These specifications provide an efficient and adaptable environment for light industrial users, particular those with storage, racking, and distribution needs. The property features superior building systems and flexible floor plates, with durable concrete slab flooring, LED lighting throughout, and utility infrastructure to support flexible tenant requirements. The property offers transferable warranties, providing a zero-deferred maintenance profile and no near-term capital needs.



# INVESTMENT HIGHLIGHTS

## Strategic Location in a Supply-Constrained, High-Growth Corridor

Strategically positioned in a high barrier-to-entry submarket, offering a rare opportunity to acquire flexible industrial space in a supply-constrained environment. Situated on 1.25 acres, the property features two newly constructed shell warehouse buildings with 20 striped parking spaces, delivering immediate usability for a wide range of service, industrial, or light manufacturing tenants. The site benefits from superior connectivity, with direct access to E Ken Pratt Boulevard and proximity to both I-25 and Highway 287, providing seamless access to high-growth Northern Colorado markets such as Longmont, Fort Collins, Boulder, and the greater Denver Metro. With no new industrial product under construction in the submarket and replacement costs continuing to climb, 1767 Vista View presents an exceptional opportunity for users or investors to capitalize on rising demand in a logistically strategic and economically expanding region.



DOWNTOWN LONGMONT



MCDONALD MAZDA NORTH



CORDOBES FOODS  
BEEF PORK LAMB SAUSAGE & MORE

Ken Pratt Blvd. 119

Skyway Drive

Vista View Drive

1767

VISTA VIEW  
DRIVE

LONGMONT, CO  
80504

PROPERTY  
OVERVIEW

# 02

PROPERTY  
OVERVIEW



## PROPERTY OVERVIEW

### Site Data

Property Name	1767 Vista View Dr
Street Address	1767 Vista View Dr
City, State	Longmont, Colorado 80504
Parcel Information Number	131308101003
Total Lot Size	1.25
Topography and Drainage	Level
Flood Plain Designation	Zone X
Parking Spaces	20
Parking Ratio	1.03 spaces per 1,000 sf (20 Spaces)
Zoning	PUD (Planned Unit Development)
Landscaping	New Trees, Irrigated Landscaping, Native Areas

# PROPERTY OVERVIEW

## Construction Data

<b>Basic Construction</b>	Pre-engineered metal building with clear span maintenance space
<b>Foundation</b>	Reinforced concrete slab-on-grade supported by cast-in-place 18-24 ft deep caissons
<b>Floor Structures</b>	Concrete slab throughout the buildings
<b>Exterior Walls</b>	Insulated metal panels with combination masonry wainscot for durability and aesthetics
<b>Roof Type</b>	Insulated single sloped roof

## Interior Finishes

<b>Floor Coverings</b>	Concrete in throughout the buildings
<b>Interior</b>	Metal liner panels throughout the buildings
<b>Ceilings</b>	Open ceiling in both buildings
<b>Lighting</b>	High-bay LED fixtures in warehouse areas, with LED wall packs for exterior lighting

## Mechanical Detail

<b>HVAC</b>	Gas-fired unit heaters serving warehouse areas with exhaust fans for ventilation; electric water heaters provided for restrooms
<b>Electrical</b>	400 A, 3-phase 240 volt electrical service
<b>Plumbing</b>	Industrial grade plumbing with standard restroom facilities
<b>Fire Protection</b>	No sprinkler system; fire extinguishers provided throughout



# PROPERTY OVERVIEW

## Municipal Details

**Utilities** Connected to municipal water, sewer, electricity and natural gas services. Existing 1" waterline to the building.

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**Zoning** PUD (Planned United Development Weld County I-1)

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## Specific Building Details

**Drive-In Doors** (2) Drive-In Doors - 14' x 14' (HxW) Equipment Bays

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**Dock High Doors** (2) Dock Doors - 12' x 12' (HxW)

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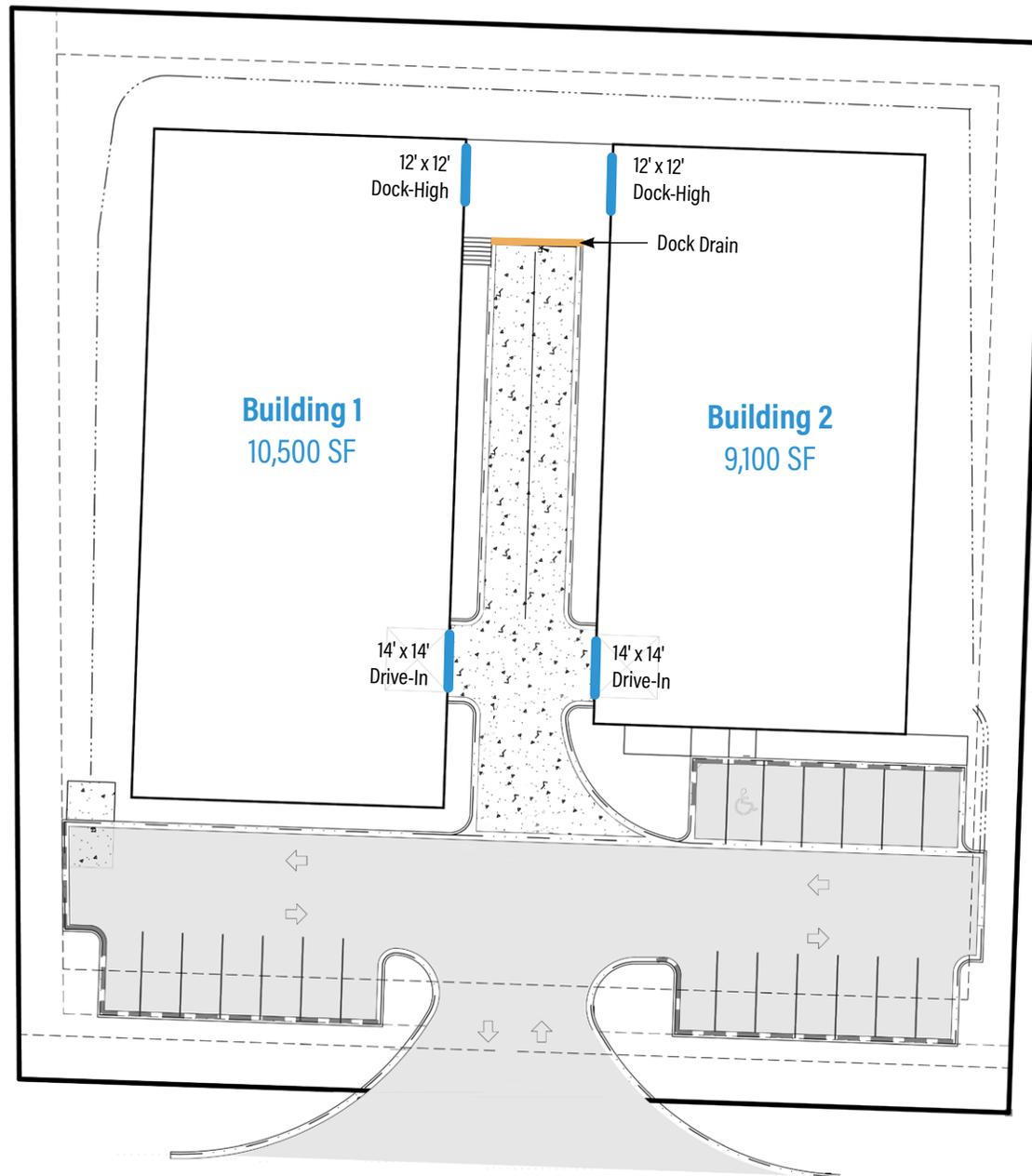
**Clear Height** 20' - 28'

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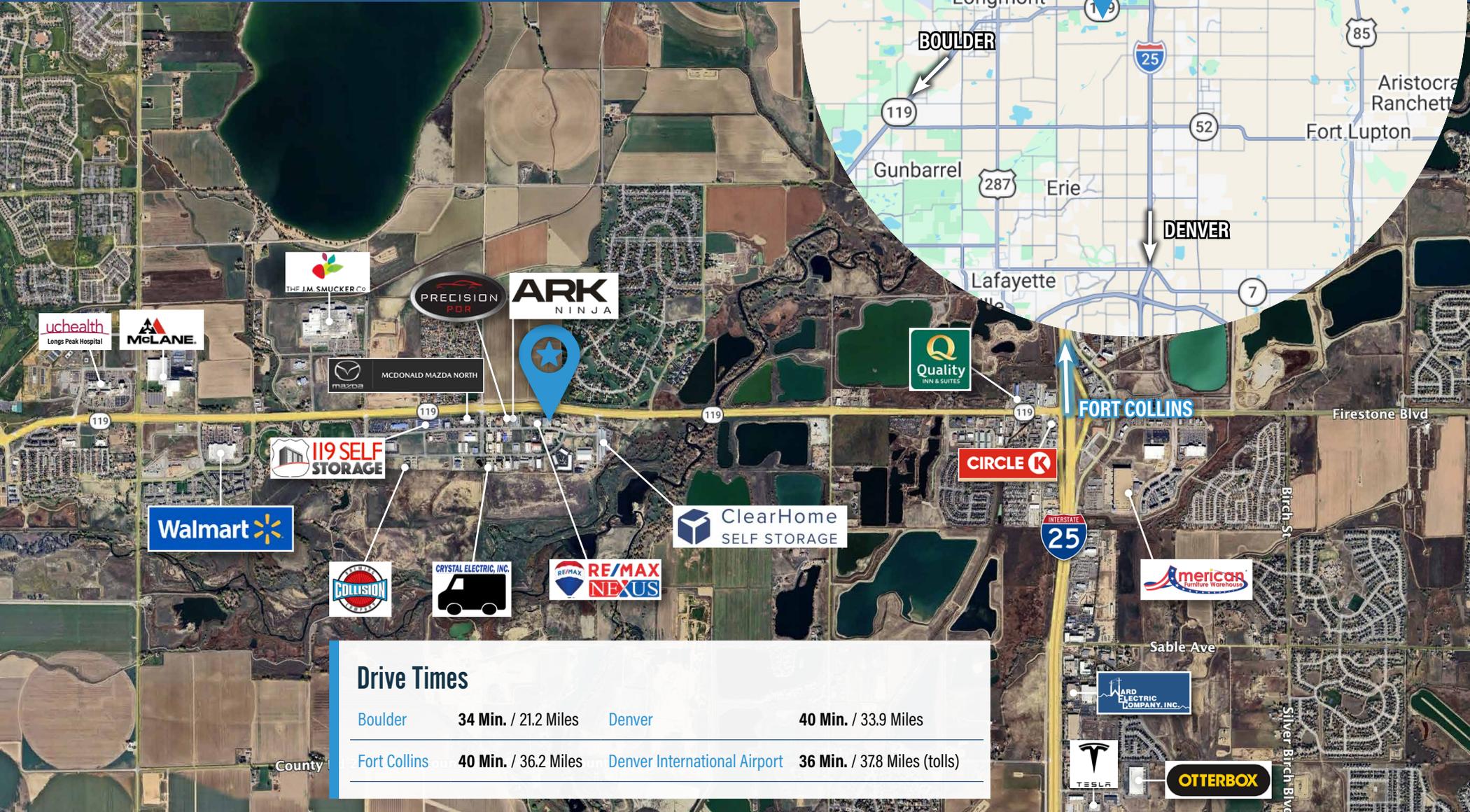
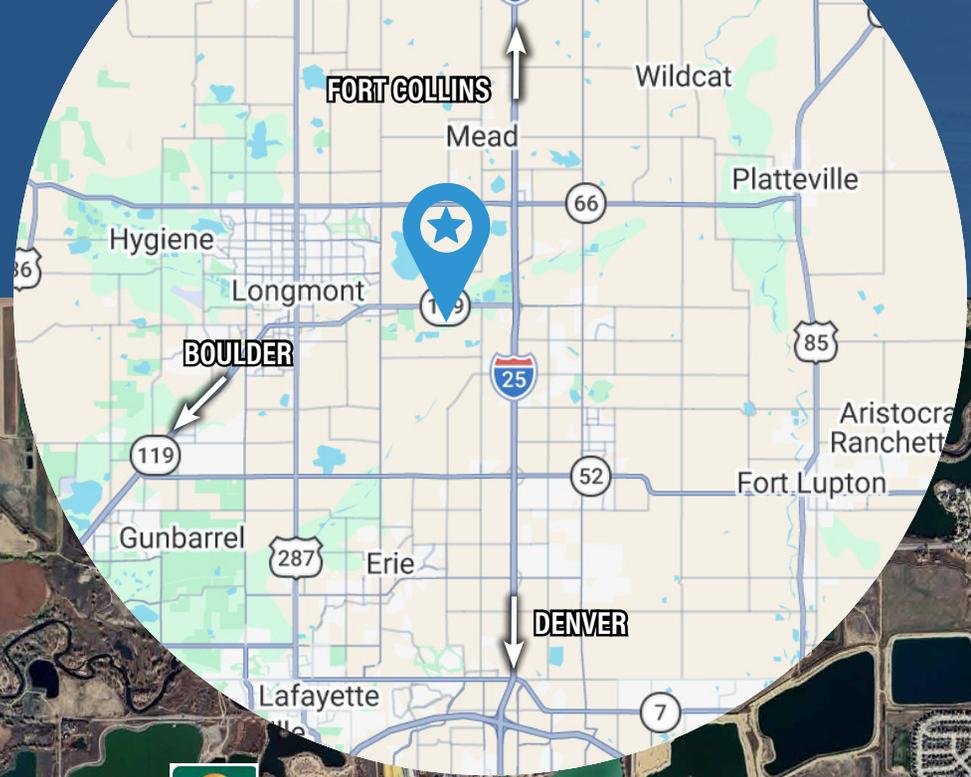
# PROPERTY OVERVIEW

## Site Plan



# PROPERTY OVERVIEW

## Location Map



### Drive Times

Boulder	34 Min. / 21.2 Miles	Denver	40 Min. / 33.9 Miles
Fort Collins	40 Min. / 36.2 Miles	Denver International Airport	36 Min. / 37.8 Miles (tolls)