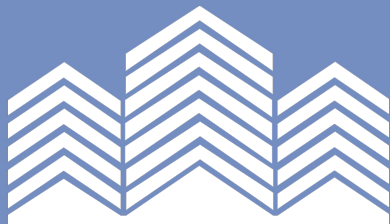


SANDSTONE BUSINESS COMPLEX
3000 Colorful Ave, Longmont

Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
303.931.7341
summitcommercial.net



SUMMIT
COMMERCIAL BROKERS

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303.775.7538
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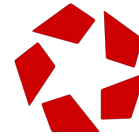
INDUSTRIAL SPACE FOR SALE OR LEASE

3000 Colorful Ave
Longmont, CO

New Industrial/Flex Development!

Sandstone Business Complex, located adjacent to the new \$340M Smucker's facility, showcases a 47,880 high bay distribution or light manufacturing facility and four customizable buildings ranging in size from 8,300 - 32,000 square feet. This 7-acre site has a prime location on Hwy 119 with quick access to the City of Longmont and the entire I-25 corridor. The complex has an exceptional design and layout affording easy access to units, and beautiful views of the Twin Peaks and Front Range. The design provides good circulation throughout the development and excellent opportunities for signage that will be visible to the 32,000+ daily traffic count along HWY 119. The building layouts feature high bay ceilings and loading dock doors allowing excellent build to suit customization opportunities.

Call us for more information and to set up a tour



PROPERTY INFO

Size

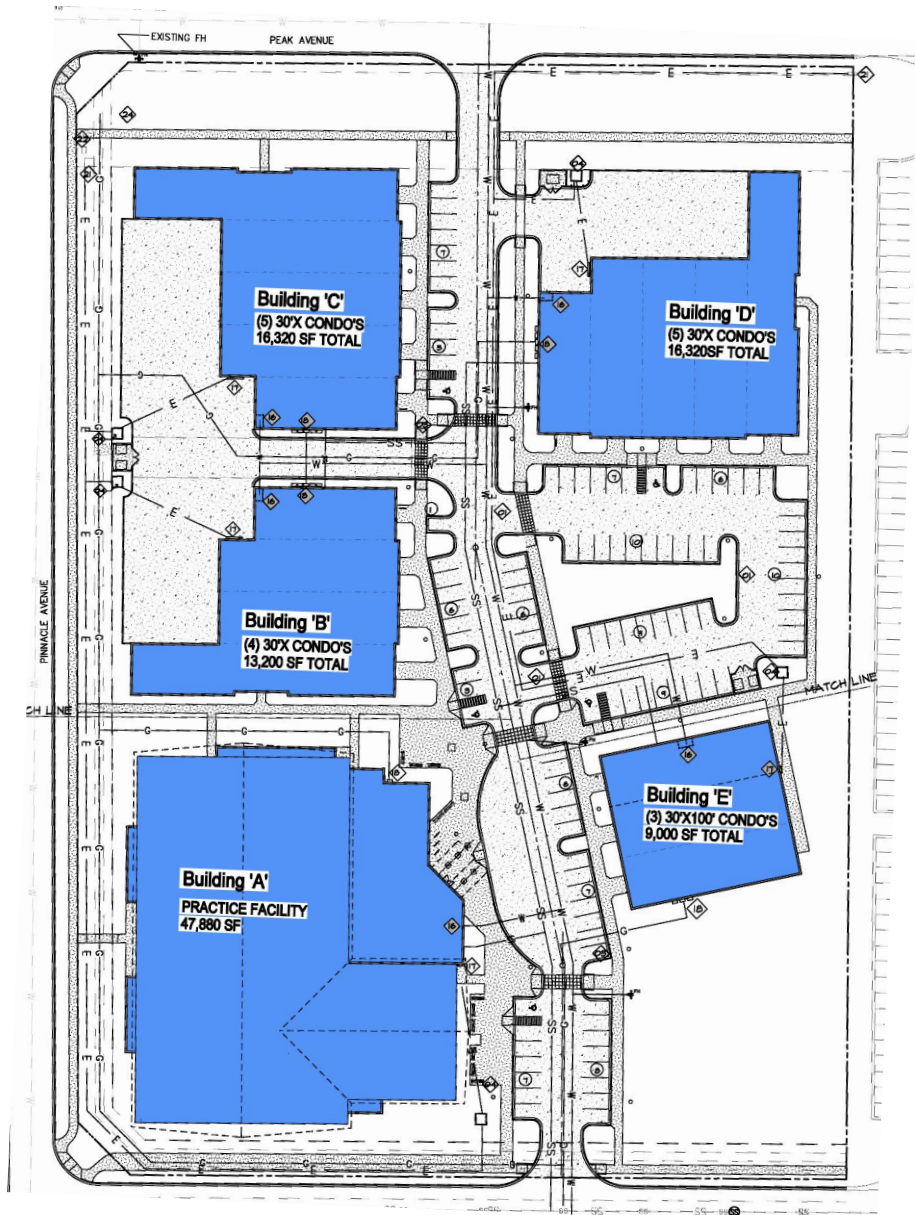
Building A: 47,824 sf
 Building B: 13,200 sf*
 Building C: 16,320 sf*
 Building D: 16,320 sf*
 Building E: 9,000 sf*

*Buildings B - E are divisible to 2,500 sf

Lease Rate **\$18.00/sf (NNN)**

Sale Price **\$270/sf (Core + Shell)**

- **Power:** 1000 Amps (208y/120v & 240v 3-Phase)
- **Building Features:**
 - 30' Clear Height (Building A)
 - 18' Clear Height (Buildings B, C, D, and E)
 - Dock and Overhead Doors
 - Fully Sprinkled
 - 200 amps/unit
- **Delivery:** One Year from Lease or PSA signing depending on city approval



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Population*
92,849

*5 Mile Radius - Source ESRI 2022



Average Household Income*
\$118,713



Education - College Degree
42%



Approx. 30 Minutes from Denver & Boulder

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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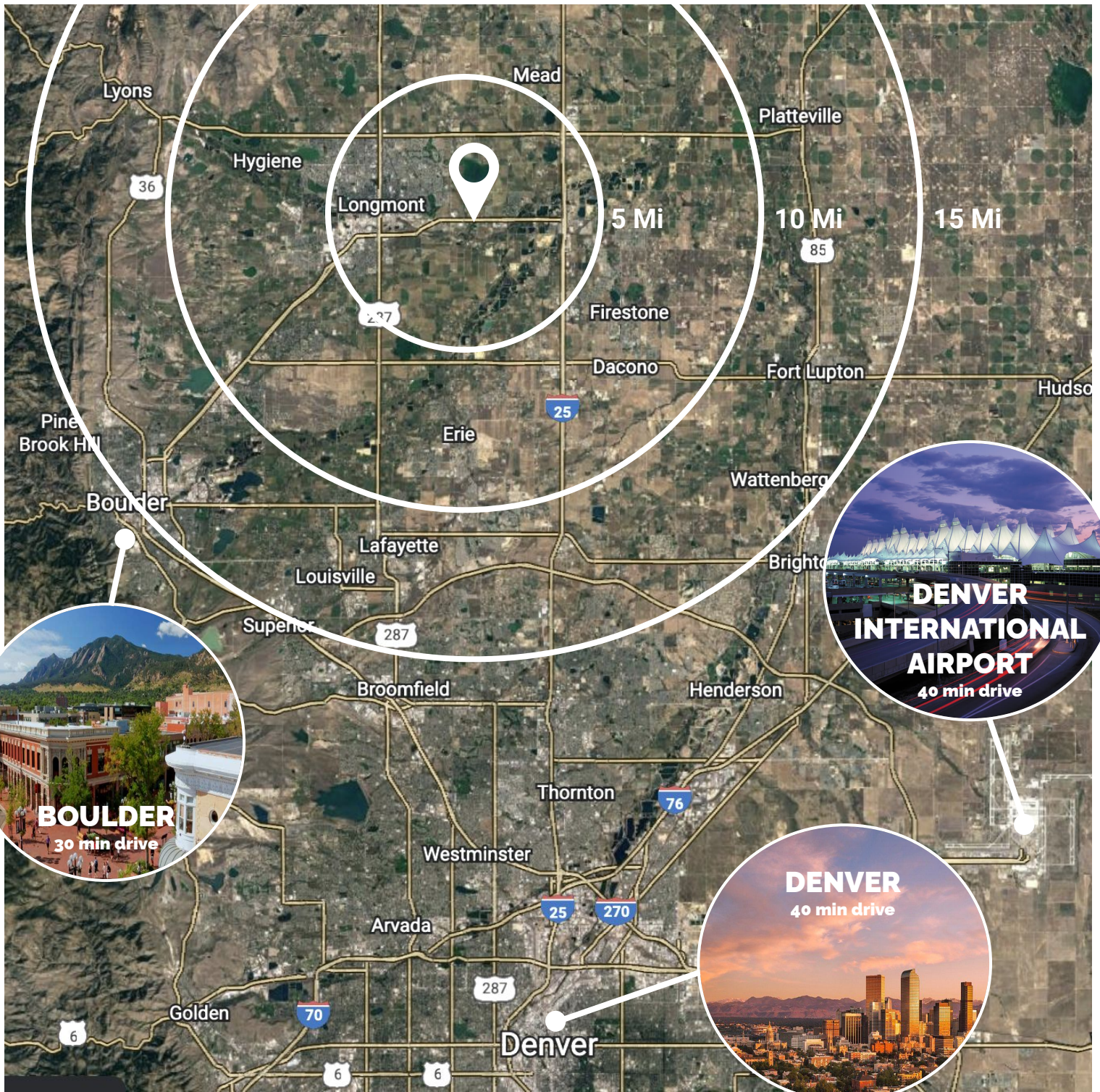
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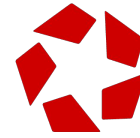


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