

INDUSTRIAL FOR SALE

1767 VISTA VIEW DRIVE, BUILDING 1 & 2

LONGMONT, CO 80504



UP TO \$20,000 SELLER'S BROKER BONUS!!!\*

FOR SALE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

KEITH KANEMOTO, SIOR  
Broker Associate  
cell: (303) 472-2222  
keith@kanemoto.com

\*Seller will pay a \$10,000.00 per building sales commission bonus at closing to any broker with a valid Contract prior to December 31, 2025 and a closing no later than March 31, 2026. Please contact Listing Broker with any questions.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

1767 VISTA VIEW DRIVE | LONGMONT, CO 80504



## Property Summary

Price:	\$4,312,000/\$220 PSF
Combined Building SF:	19,600 SF
Building 1:	10,500 SF
Building 2:	9,100 SF
Lot Size:	1.25 Acres
Clear Height:	26' to 32'
Estimated Delivery:	September 2025
2025 Association Dues:	\$708.03
Parking Spaces:	20

## Property Overview

Be the first to occupy one or both of these two dock high Industrial/Flex buildings situated on 1.25 acres approximately 2.5 miles west of I-25 on Highway 119 in the Vista Commercial Center in Unincorporated Weld County. Centrally located on the Front Range with easy access to I-25 and less than an hour from Denver, Fort Collins, Denver International Airport, and Boulder. Purchase one or purchase both buildings! Building one is 10,500 square feet and Building 2 is 9,100 square feet, for a total of 19,600 square feet. Ideal for light manufacturing, distribution, warehousing, office/showroom but could accommodate many other uses as well. These newly constructed vanilla shell units offer the flexibility to customize your space to your business needs.

## Highlights

Delivery: Warm vanilla shell  
 Overhead Doors: 12'x14' grade level and dock high doors  
 Power: 400 amps per building, 208v, 3 Phase  
 Clear Height: Approximately 26' Low to 32' High  
 Restrooms: One restroom per building  
 Truck Access: 53' Semi-Truck Delivery access  
 HVAC: Heating and permitted for AC  
 Signage: Visibility from Highway 119

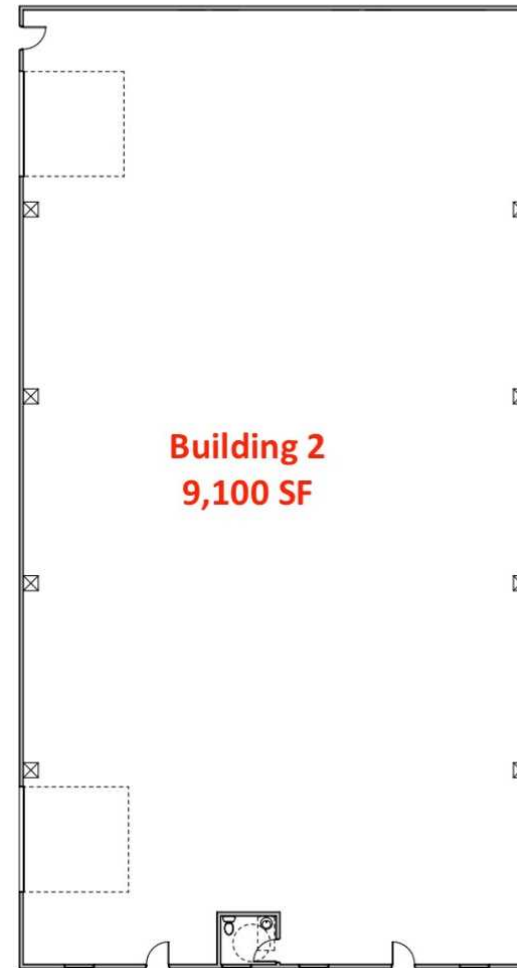
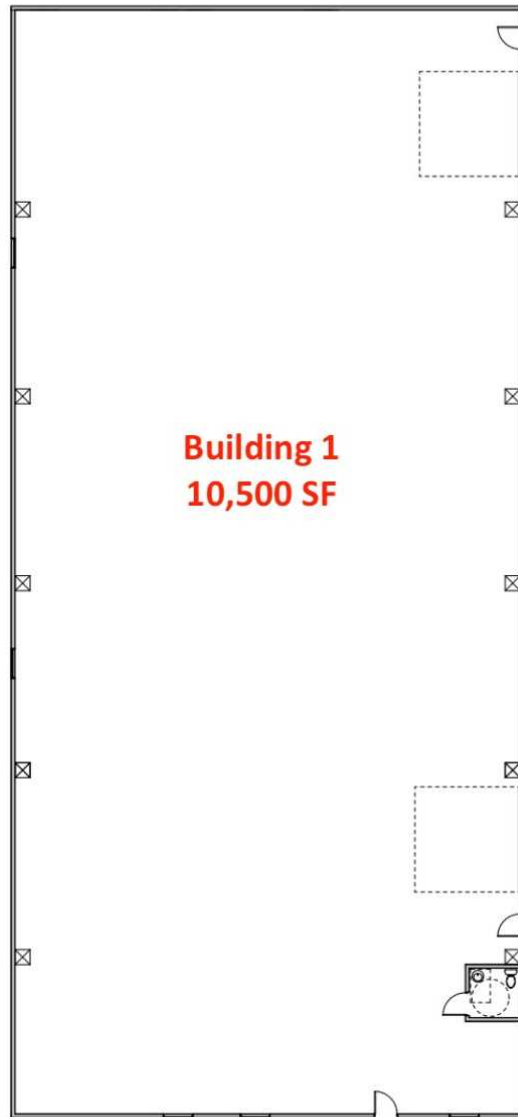
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## FLOOR PLANS

1767 VISTA VIEW DRIVE | LONGMONT, CO 80504



**1767 Vista View Drive**  
**Longmont, Colorado 80504**

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## PROPERTY PHOTOS

1767 VISTA VIEW DRIVE | LONGMONT, CO 80504



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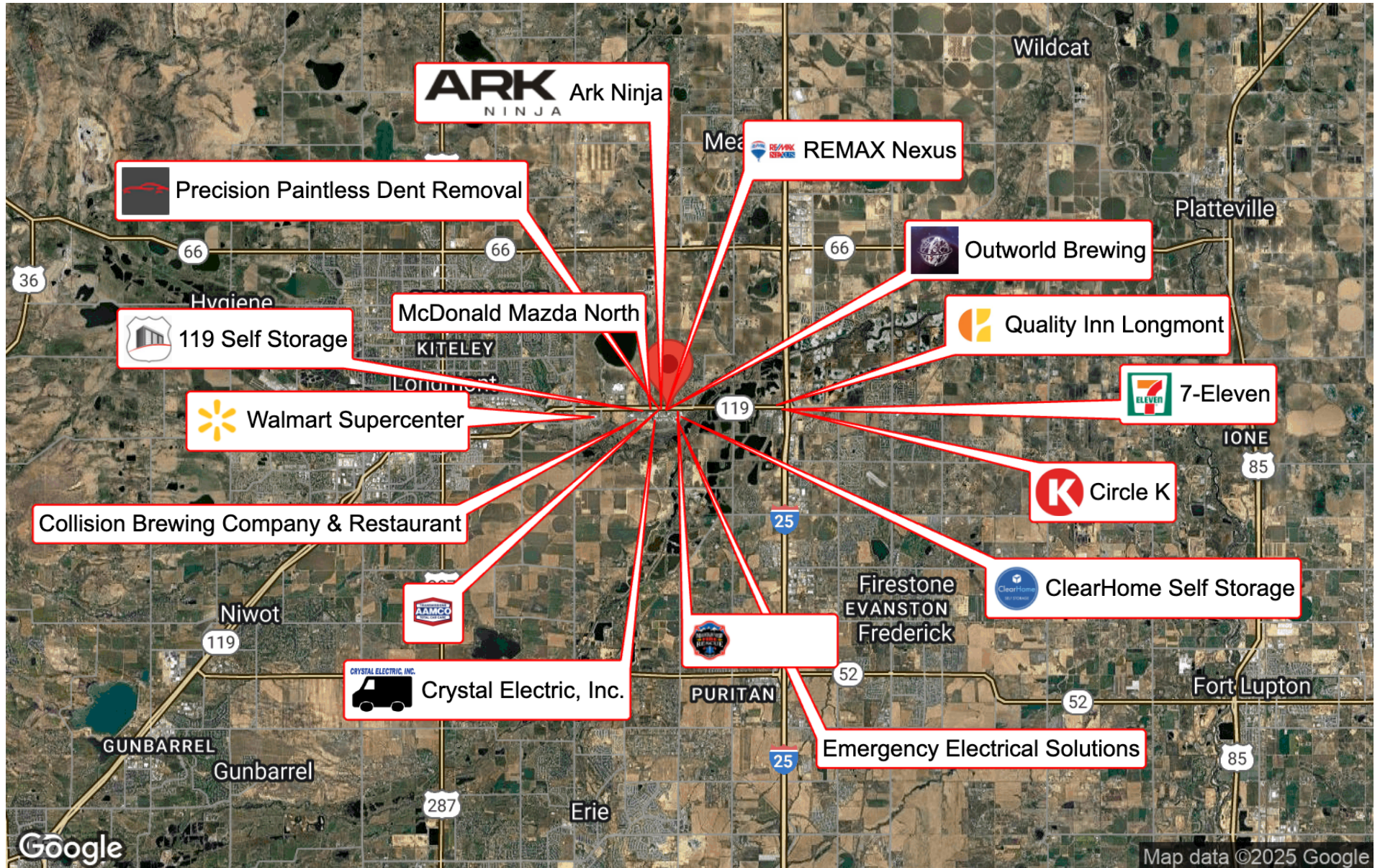


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# BUSINESS MAP

1767 VISTA VIEW DRIVE | LONGMONT, CO 80504



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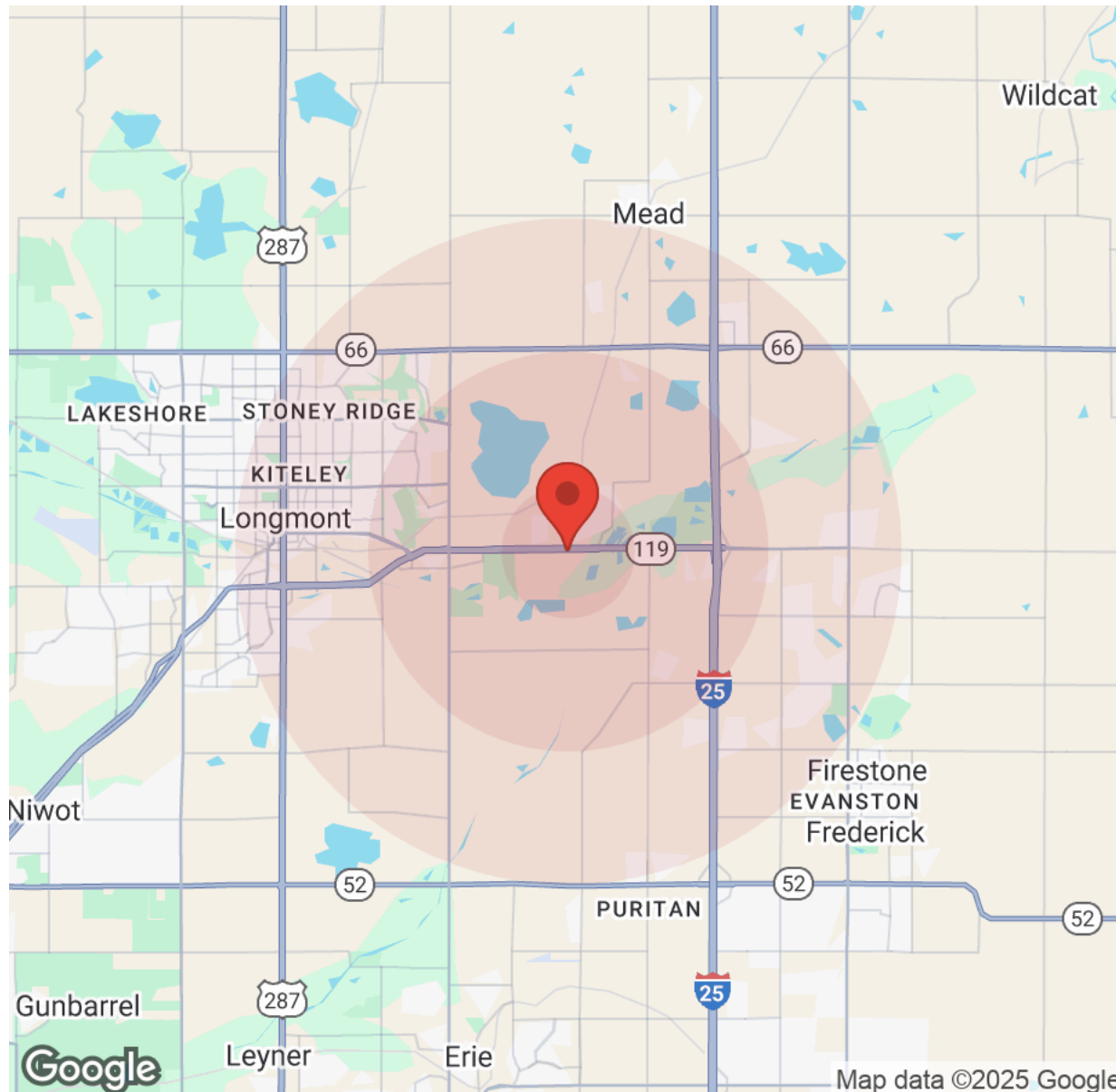


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# DEMOGRAPHICS

1767 VISTA VIEW DRIVE | LONGMONT, CO 80504



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	N/A
Ages 15-24	N/A	N/A	N/A
Ages 25-54	N/A	N/A	N/A
Ages 55-64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
< \$15,000	N/A	N/A	N/A
\$15,000-\$24,999	N/A	N/A	N/A
\$25,000-\$34,999	N/A	N/A	N/A
\$35,000-\$49,999	N/A	N/A	N/A
\$50,000-\$74,999	N/A	N/A	N/A
\$75,000-\$99,999	N/A	N/A	N/A
\$100,000-\$149,999	N/A	N/A	N/A
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

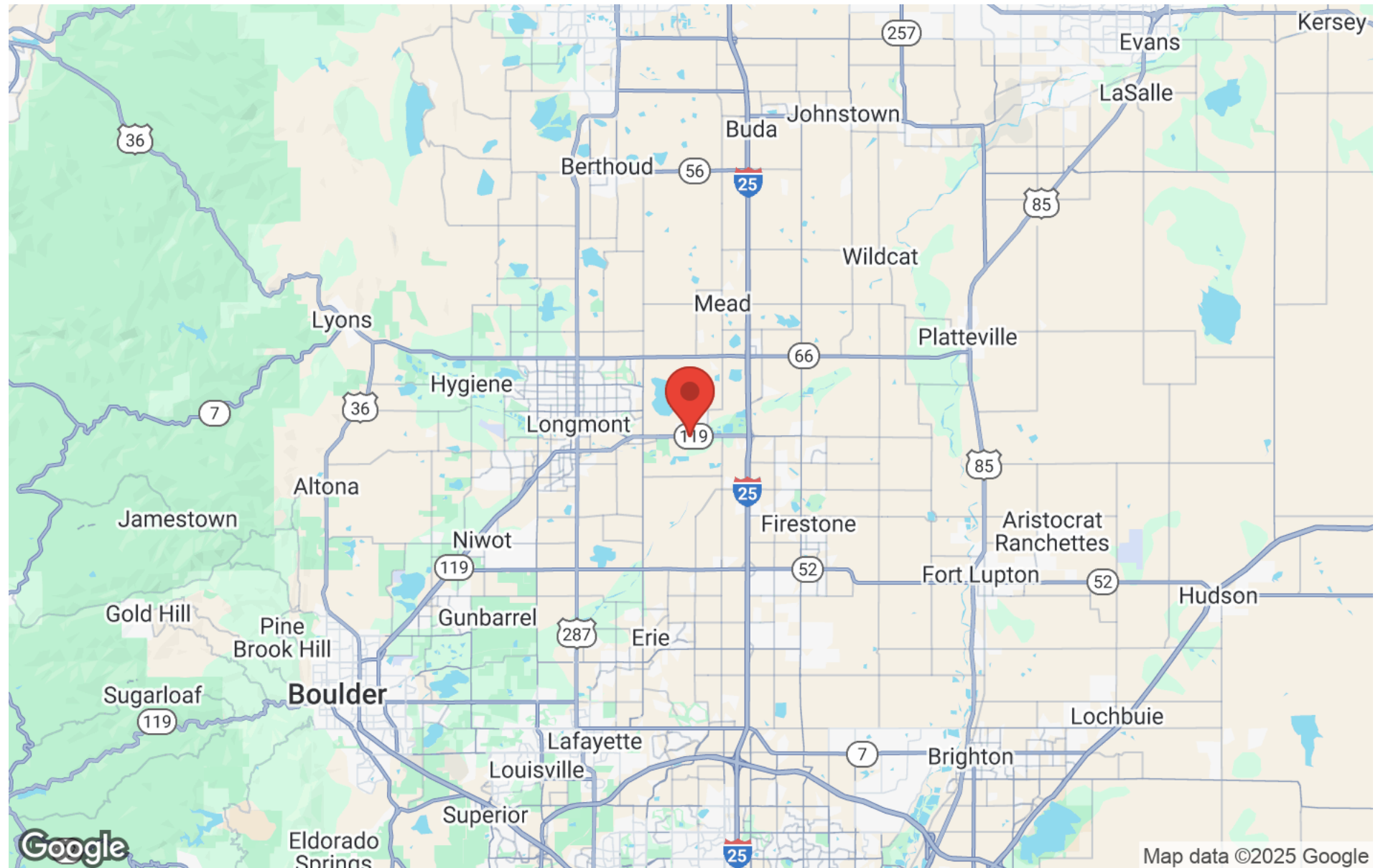
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# REGIONAL MAP

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