



DEAN CALLAN

& COMPANY INC

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**DEAN CALLAN & COMPANY, INC.**

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# INDUSTRIAL BUILDING FOR SALE & LEASE

733 SOUTH BOWEN STREET  
LONGMONT, COLORADO 80501

733 S. Bowen features a large warehouse/production area with a rolling gantry crane and a single drive-in 12x12 loading door, multiple assembly rooms, private offices, a break room, a reception area, and two restrooms. There is an exterior loading dock with a boom crane and an 8x8 overhead door. The property has a fenced yard with a secure gate. Building signage is available.

Call us for more information and to set up a tour.



VIRTUAL TOUR

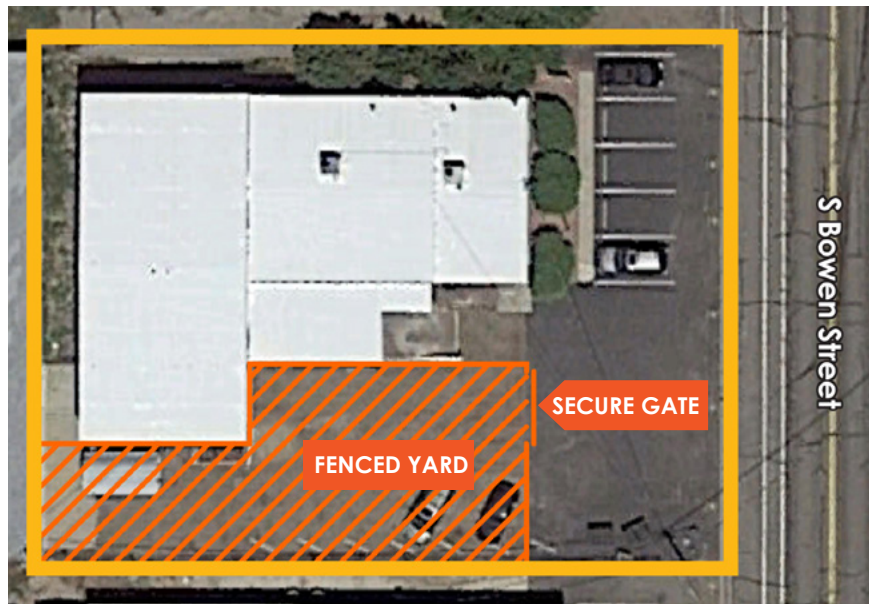
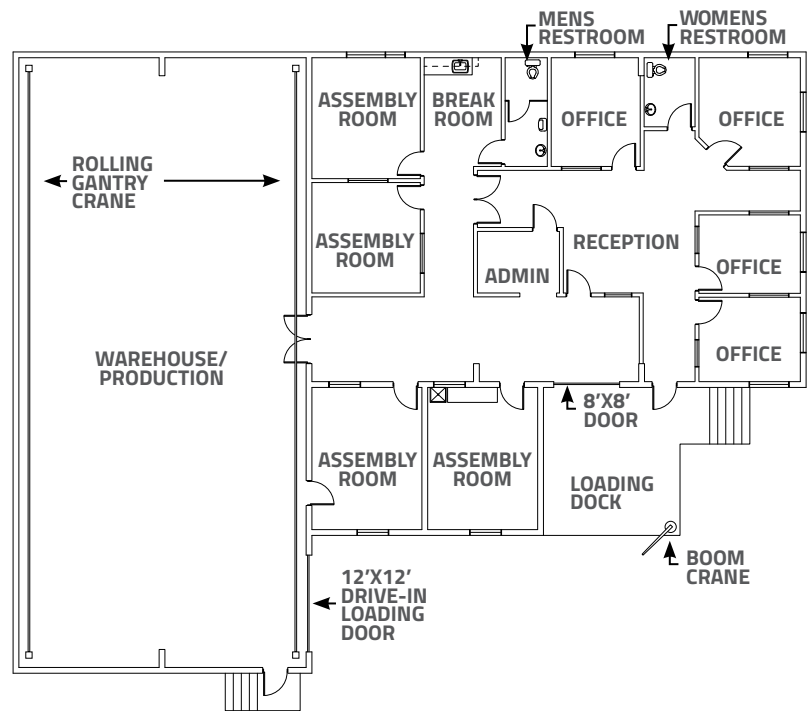
<https://youtu.be/j1FWGhES53I>

## TERMS

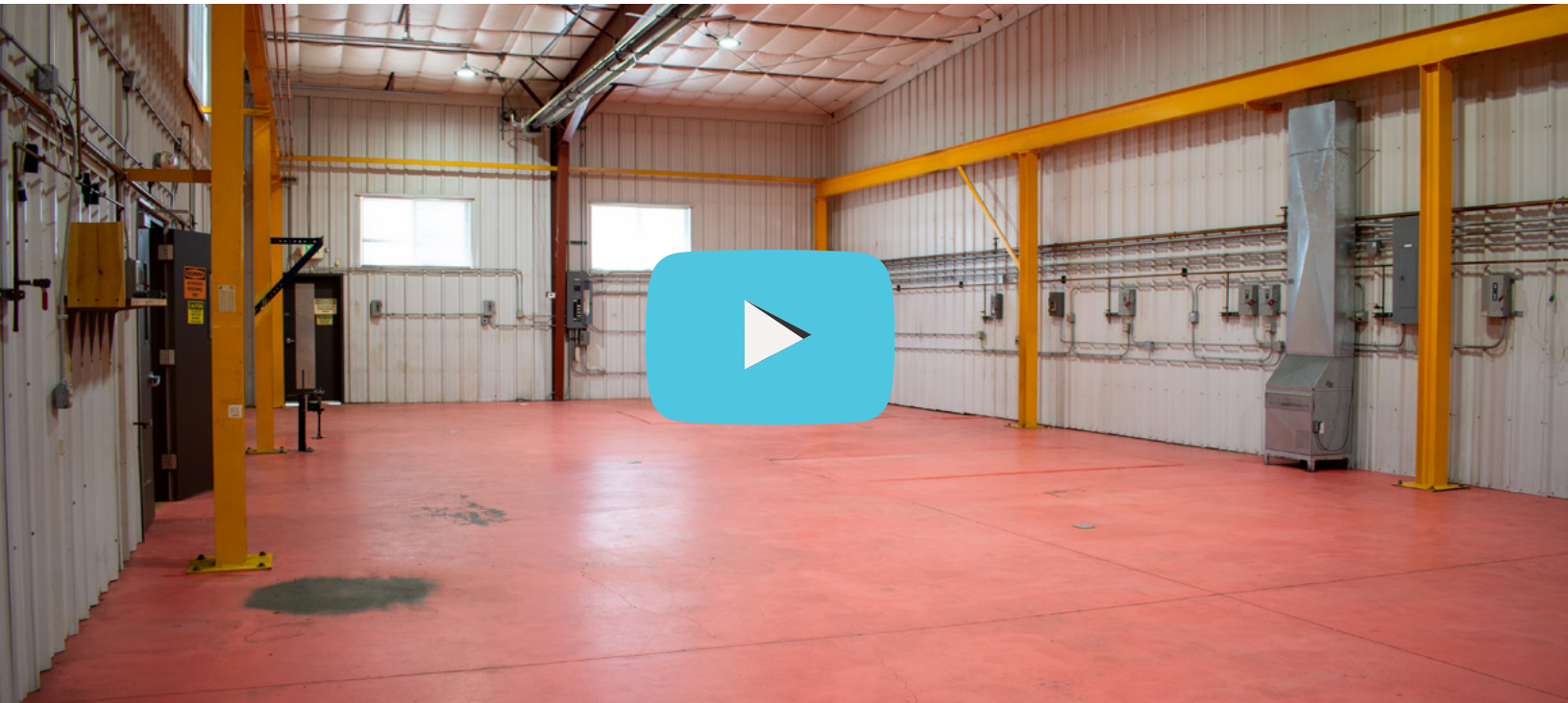
Price:	\$1,225,000
Size:	5,498 SF
Lease Rate:	\$10.00 / SF / NNN
Expenses:	\$5.90* / SF (Est. 2026) + Utilities *Taxes & Insurance Only. Tenant responsible for all other building maintenance and repairs.
Available	NOW

## PROPERTY FEATURES

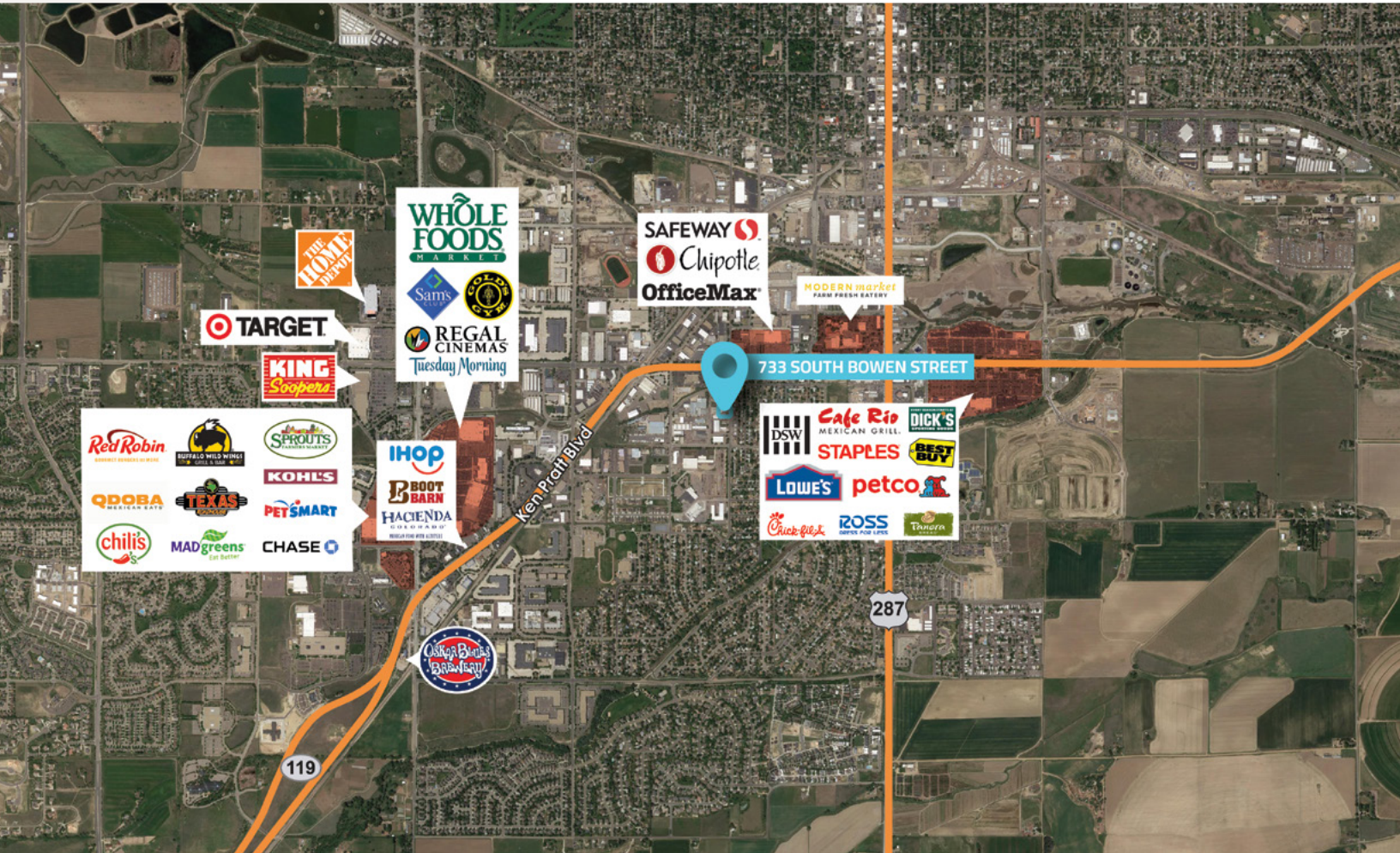
- Industrial building for lease
- The space features a large warehouse/production area with a rolling gantry crane, multiple assembly rooms, private offices, a breakroom, reception area, and 2 restrooms.
- Exterior loading dock with boom crane and an 8x8 overhead loading door.
- 1 drive-in 12'x12' loading door
- Building signage is allowed
- Fenced yard with secure gate



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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