

4081

CAMELOT CIR
LONGMONT, CO

FOR SALE OR LEASE
CONTACT BROKER



**RARE INDUSTRIAL PROPERTY
W/I-25 FRONTAGE**

BRETT MACDOUGALL

Senior Vice President

303.512.2736

bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Senior Vice President

303.512.1194

mdesantis@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Heavy Industrial (I-3) Zoning Allowing a Wide Range of Industrial, Service & Outdoor Storage Uses
- Exceptional I-25 Frontage & Visibility - Huge Signage Opportunity
- Functional Outdoor Storage Site with Secure Fenced Yard and Strong Land-to-Building Ratio
- Significant Capital Improvements Completed Recently Completed
- Versatile Configuration Supporting Showroom, Warehouse, Service, Equipment, Contractor & Fleet Operations
- **FOR SALE / FOR LEASE - CONTACT BROKER FOR PRICING**

PROPERTY HIGHLIGHTS

Combined Building Size	12,263 SF
Bldg 1 SF	6,263 SF
Bldg 2 SF	6,000 SF
Land Size	4.33 Ac
Loading Bldg 1	Two (2) Drive-In
Loading Bldg 2	Four (4) Drive-In
Clear Height	16-18'
Construction	Metal
Sprinklered	No
YOC	2015
Taxes (2025)	\$58,987
Zoning	I-3
Parking	51 Spaces + Yard Area



RECENT IMPROVEMENTS

- New exterior concrete and grading
- Retaining wall construction
- Upgraded HVAC systems
- LED and pole lighting
- New highway signage
- Drainage improvements
- Gates/fencing and RV plug-ins



PROPERTY PHOTOS







SUBJECT PROPERTY
4081 CAMELOT CIR
LONGMONT, CO 80504

ADAMS AVE

ADAMS AVE

MULLIGAN RESERVOIR

**CAMPING
WORLD**

**United
Rentals**

25

HWY 66

QT
QuikTrip

MAVERIK

HWY 66

25

**TSC TRACTOR
SUPPLY CO**

DRIVE TIMES

BOULDER | 40 MIN • 25 MI
FORT COLLINS | 40 MIN • 33 MI
DENVER | 35 MIN • 35 MI

BRETT MACDOUGALL

Senior Vice President
303.512.2736
bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Senior Vice President
303.512.1194
mdesantis@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888