

Industrial/Flex Space For Lease in Longmont

451 S ANDERSEN ST | LONGMONT, CO

Zoning: MU-E (Mixed Use Employment)

Size: 4,000 SF (50% Warehouse/50% Showroom/Office)

Rate: \$20.00/SF Modified Gross

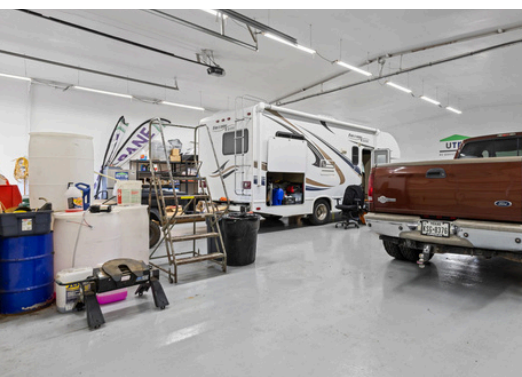
Available: Immediately

PARK YOUR BUSINESS

Ever met a neighbor who doesn't complain, doesn't gossip, and doesn't crank the leaf blower at 7 a.m.? That's what you get here. This warehouse/shop and showroom flex space sits on a parcel just east of Longmont and north of Boulder, tucked next to a high-end RV storage facility – meaning your neighbors are well-maintained, mostly silent, and always on vacation. The 4,000 SF split is ready to go with room to breathe, and about a half-acre of yard storage available if you need more. 24/7 security is baked in. So is the scenery.

PROPERTY HIGHLIGHTS

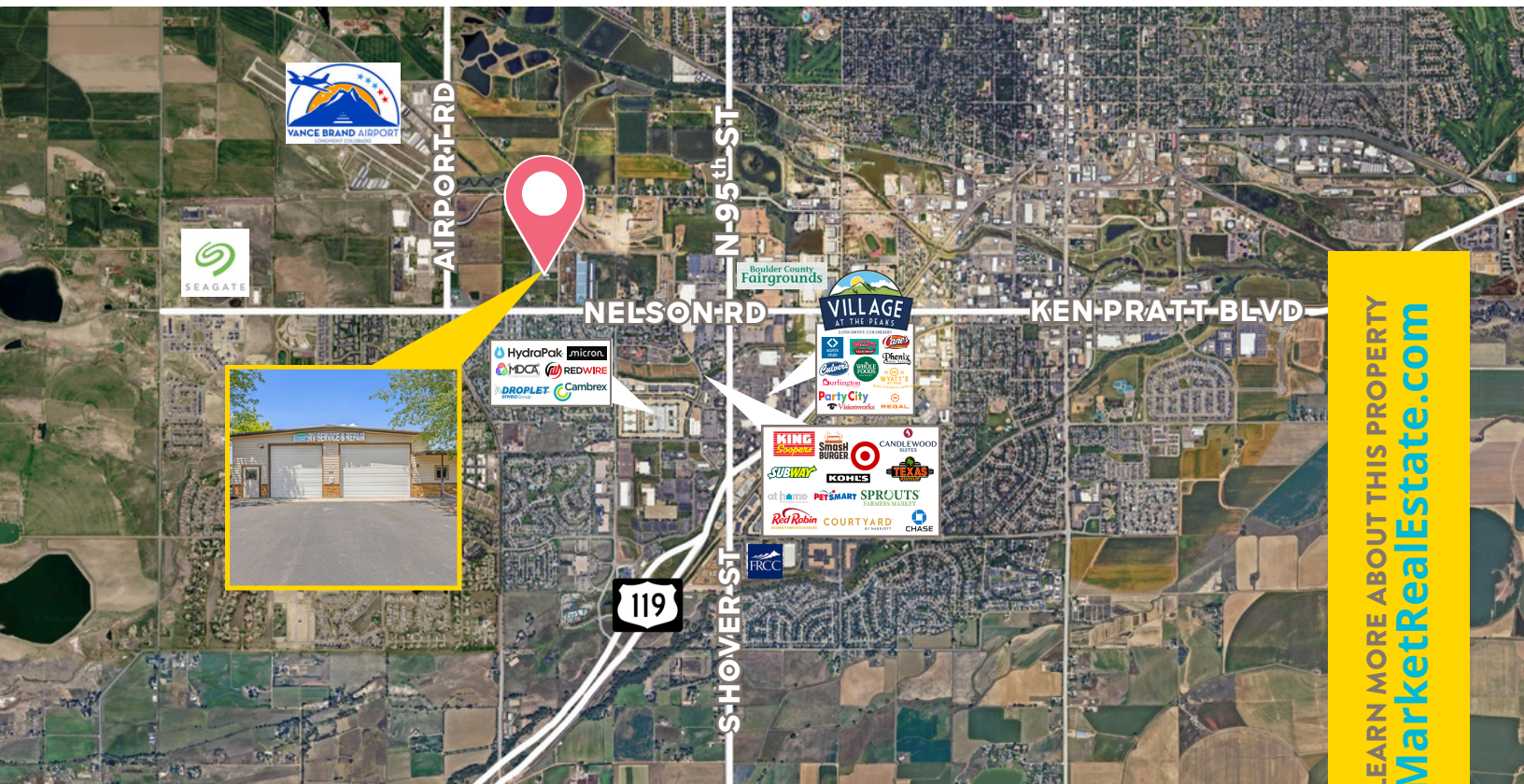
- 2,000 SF retail showroom/office
- 2,000 SF high-bay warehouse with 14' OHD doors
- ~0.45-acre yard storage available
- Ample power available
- 24/7 on-site security (thanks to the high-end RV storage neighbor)



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