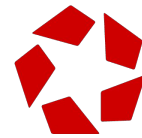


**INDUSTRIAL FLEX
FOR LEASE**
13782 E. I25 FRONTAGE RD.

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MODERN INDUSTRIAL FLEX SPACE

**13790 E I25 FRONTAGE RD, Unit B8
LONGMONT, CO 80504**

**2,100 SF, \$12.00 - \$14.00 NNN (\$8.15)
Term 3-5 Yrs, 4% Escalation**

1,500 SF main floor with 600 SF showroom, ADA bathroom and 900 SF Warehouse. 600 SF Mezzanine w/four offices & conference room). Central HVAC. Available: **August, 2026.**

At I-25 / Hwy 66 Interchange, 30 minute drive to Boulder or Denver. Unit is 30' Wide, 15' Clear, No Columns, w/200A 4W 3 phase, shop heaters, Sprinkled, 6" Slab. East facing customer entrance, West facing 12'W x 14'H OHD opening to truck court.



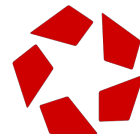
JD BELANGER
Broker Associate
(720)600-9084
jdbelanger1@gmail.com

Summit Commercial Brokers
541 Main St, # B
Longmont, CO 80501
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information and to set
up a tour!

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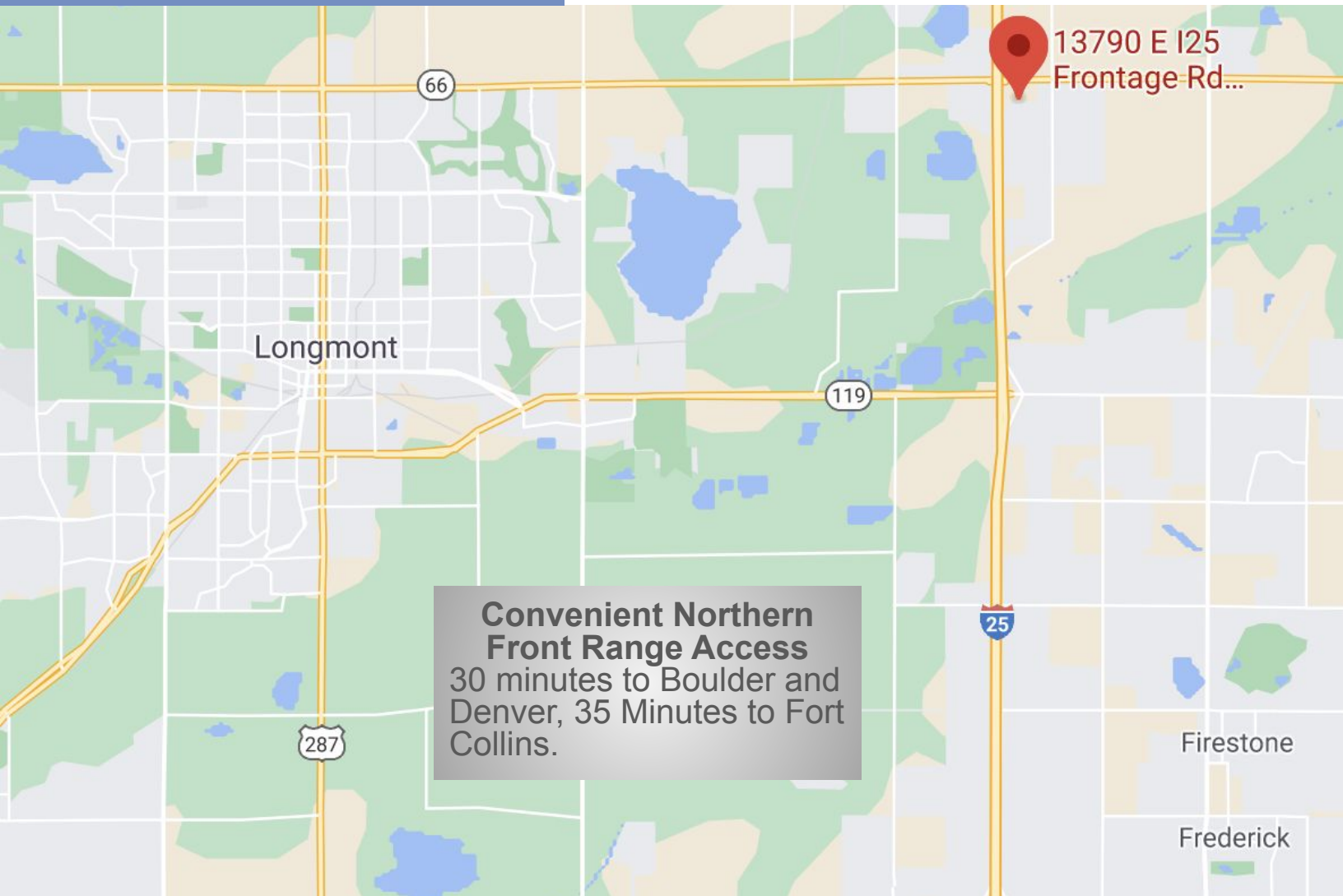
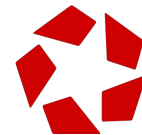
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BUILDING INFO:

- Ceiling Clear Height: 15-18ft
- One 12' W x 14' H Overhead Door/Unit
- **Zoning:** Town of Mead - [General Commercial \(GC\)](#) - Many uses allowed
- Parking spots: 3 per unit
- 120/208V, 200 amp, 3-Phase per unit
- One ADA Bathroom & Mop Sink
- Demising Wall between Tenants.
- Individually metered utilities
- LED lighting, Whse Unit Heater
- Insulation: R-20 Wall and R-32 Ceiling

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