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DEAN CALLAN & COMPANY, INC.
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INDUSTRIAL BUILDING FOR LEASE

**1501 NELSON ROAD
LONGMONT, COLORADO 80501**

Spacious industrial building in central Longmont for lease. 1501 Nelson Road has large open bays with multiple overhead grade-level doors. Tenant will have access to a separate storage facility and a fenced/secure yard.

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



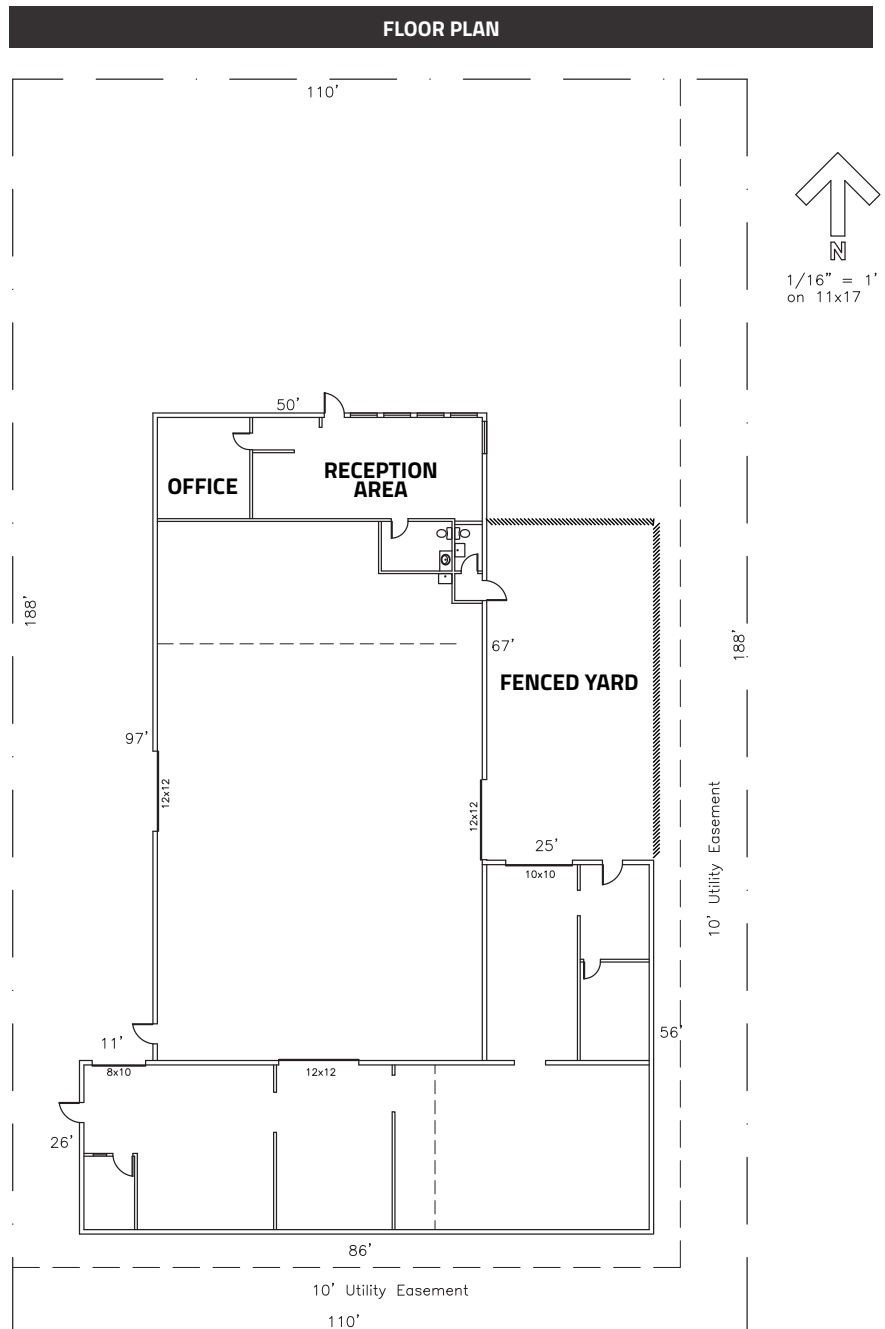
Owned & Operated

TERMS

Size:	7,836 SF
Lease Rate:	\$9.50 / SF / NNN
Expenses:	\$7.33 / SF + Utilities (Est. 2026)
Available:	Now

PROPERTY FEATURES

- Exterior grade-level overhead doors
- One 8'x10'
- Two 12'x12'
- One 10'x10'
- Two restrooms
- Reception area
- One private office
- Plenty of storage
- Includes separate shipping container storage
- Fenced and secure yard



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