

INDUSTRIAL/FLEX FOR LEASE

1055 DELAWARE AVENUE

LONGMONT, COLORADO 80501



APPROXIMATELY 6,944 SF  
INDUSTRIAL/FLEX BUILDING FOR LEASE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



## Property Summary

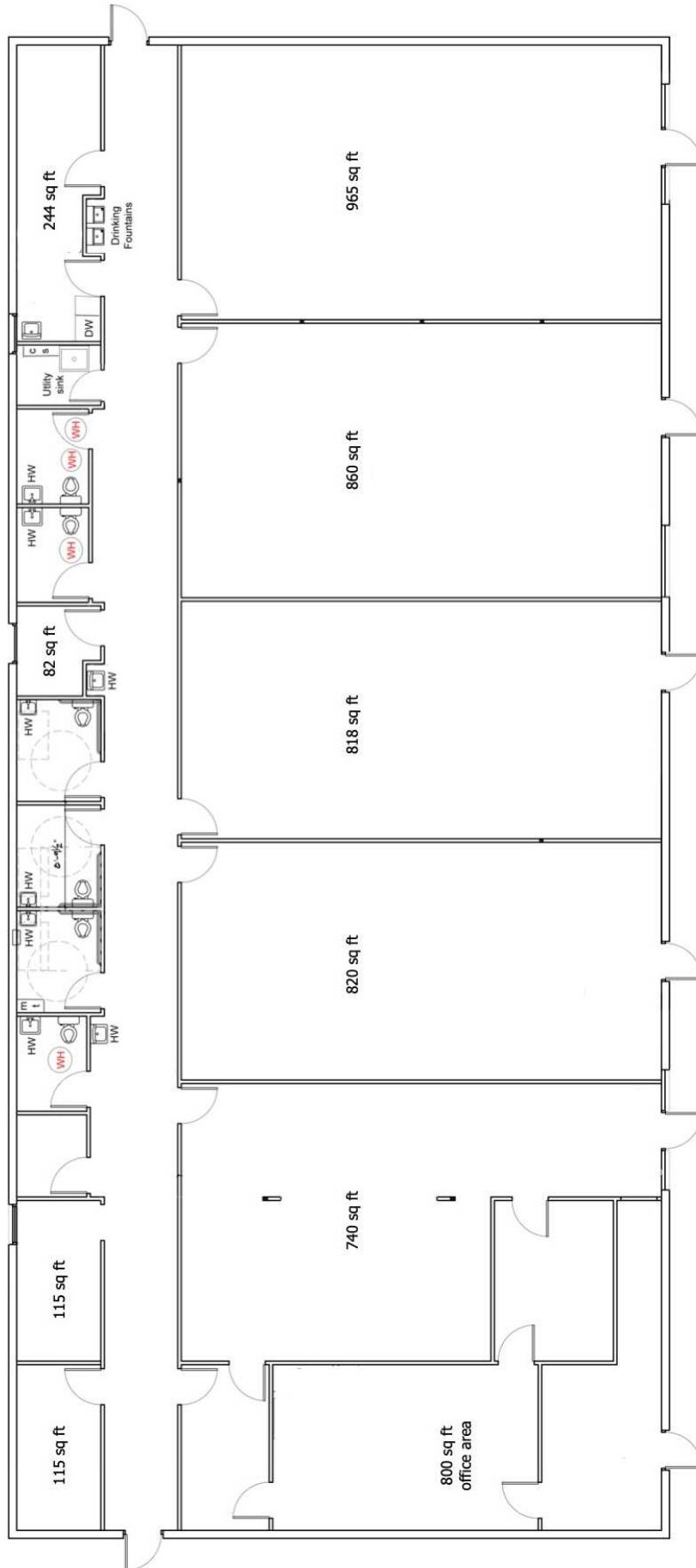
Lease Rate:	\$14.00 PSF + NNN
2026 Triple Nets:	\$6.00 PSF
Available SF:	6,944
Overhead Doors:	3
Year Built:	1990

## Property Overview

Freestanding 6,944-square-foot industrial/flex building for lease in Longmont. Formerly home to St. Vrain Montessori School, the property offers a highly functional and versatile layout that can easily accommodate industrial, warehouse, manufacturing, showroom, training, office, or flex users. The building features high ceilings, multiple drive-in bay doors, and a flexible interior that can be customized to meet a wide range of needs.

# FLOOR PLAN

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# PROPERTY PHOTOS



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