

INDUSTRIAL FOR LEASE

1254 SHERMAN DRIVE, UNIT 5

LONGMONT, CO 80501



2,460 SF OF LIGHT INDUSTRIAL
FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



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PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$13.00 PSF + NNN
2026 Estimated Triple Nets:	\$5.00 PSF
Available SF:	2,460
Overhead Doors:	One
Year Built:	1976
County:	Boulder
Zoning:	MUE

Property Overview

Approximately 2,460 square foot of light industrial space for lease in Southwest Longmont. The space was recently painted and has newer sealed concrete floors. It has a flexible layout with one overhead door, small office area and restroom. The space does have both a unit heater and air conditioning. The building is located just north of Ken Pratt Boulevard and convenient to restaurants, shopping and services. Ample parking and easy access for loading and unloading.