



SHARED WAREHOUSE & YARD SPACE FOR LEASE

1120 Boston Avenue, Longmont, CO, 80501

Efficient shared office/shop space offering two private offices and your own dedicated shop space, including three overhead doors. Shared amenities include a conference room, kitchen, restrooms, dock-loading area, and secure fenced outdoor storage. Co-locate with an established general contractor and right-size your business without unnecessary overhead. Ideal for construction trades, HVAC, electrical, plumbing, and similar users. Central Longmont location with ample employee and vehicle parking.

FEATURE HIGHLIGHTS

-  Drive-In Door
-  Fenced Outdoor Storage
-  Two Private Offices
-  Ample Parking
-  Loading Dock

PROPERTY OVERVIEW

AVAILABLE SF	2,159 RSF
AVAILABLE	Immediately
LEASE RATE	\$15.00/RSF NNN Total Rent: \$4,195/Month
EXPENSES (EST)	\$8.32/RSF (includes utilities)
PARKING	Unassigned
ZONING	Mixed-Use Employment

FOR MORE INFORMATION:

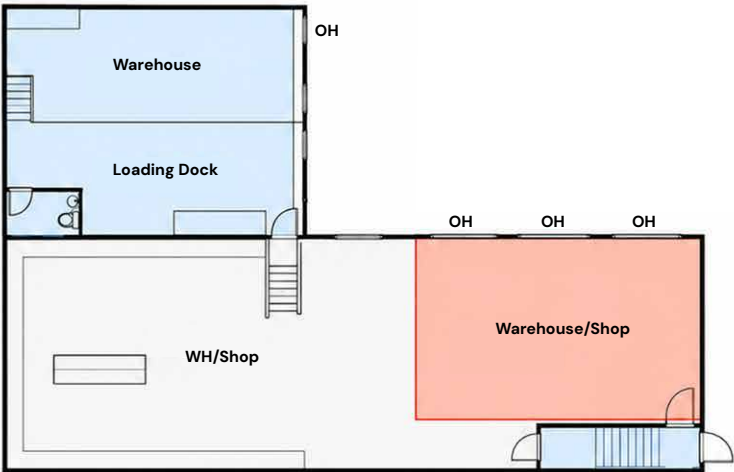


Karla Brown

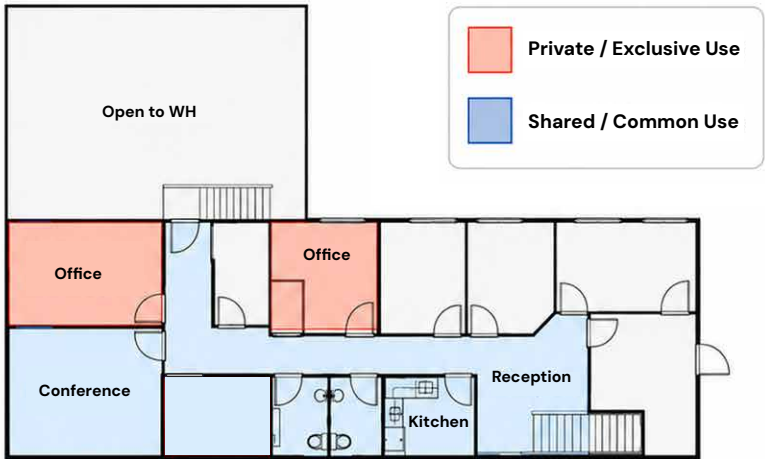
President/Principal/Senior Broker
303.449.2131 ext 151
karla@coloradogroup.com

PROPERTY FLOOR PLANS

1ST FLOOR 3,667 SF



2ND FLOOR 2,521 SF



**A UNIQUE OPPORTUNITY:**

- Fenced Outdoor Storage Available
- Shared Conference Room/Kitchen
- Ample Parking



SHARED CONFERENCE ROOM



SHARED RECEPTION



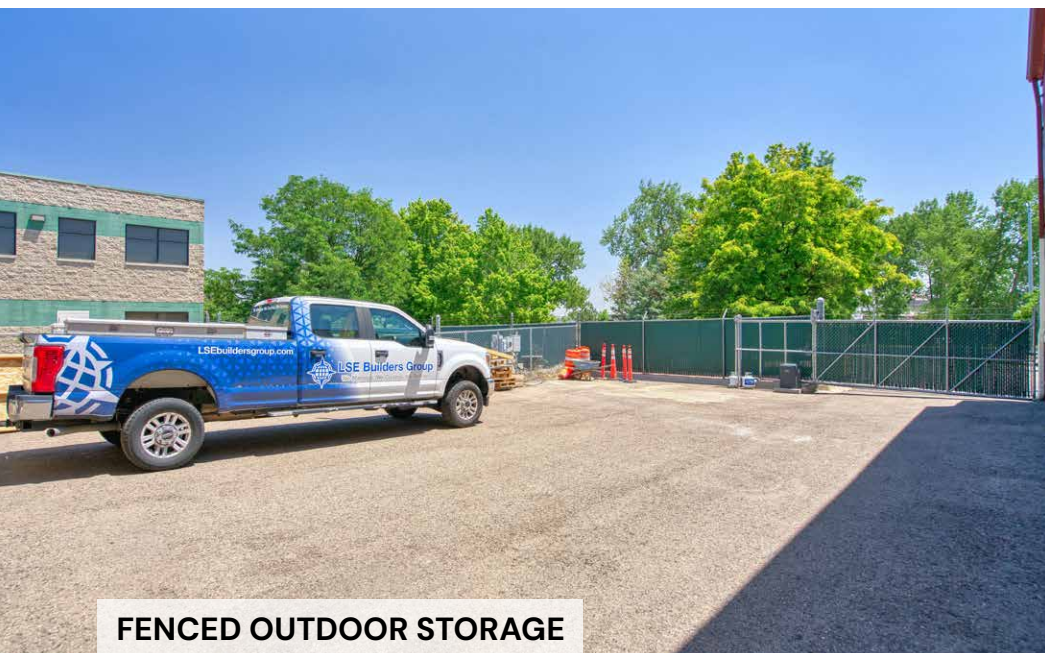
KITCHEN



3 - OH DOORS + SHOP



LOADING + WAREHOUSE

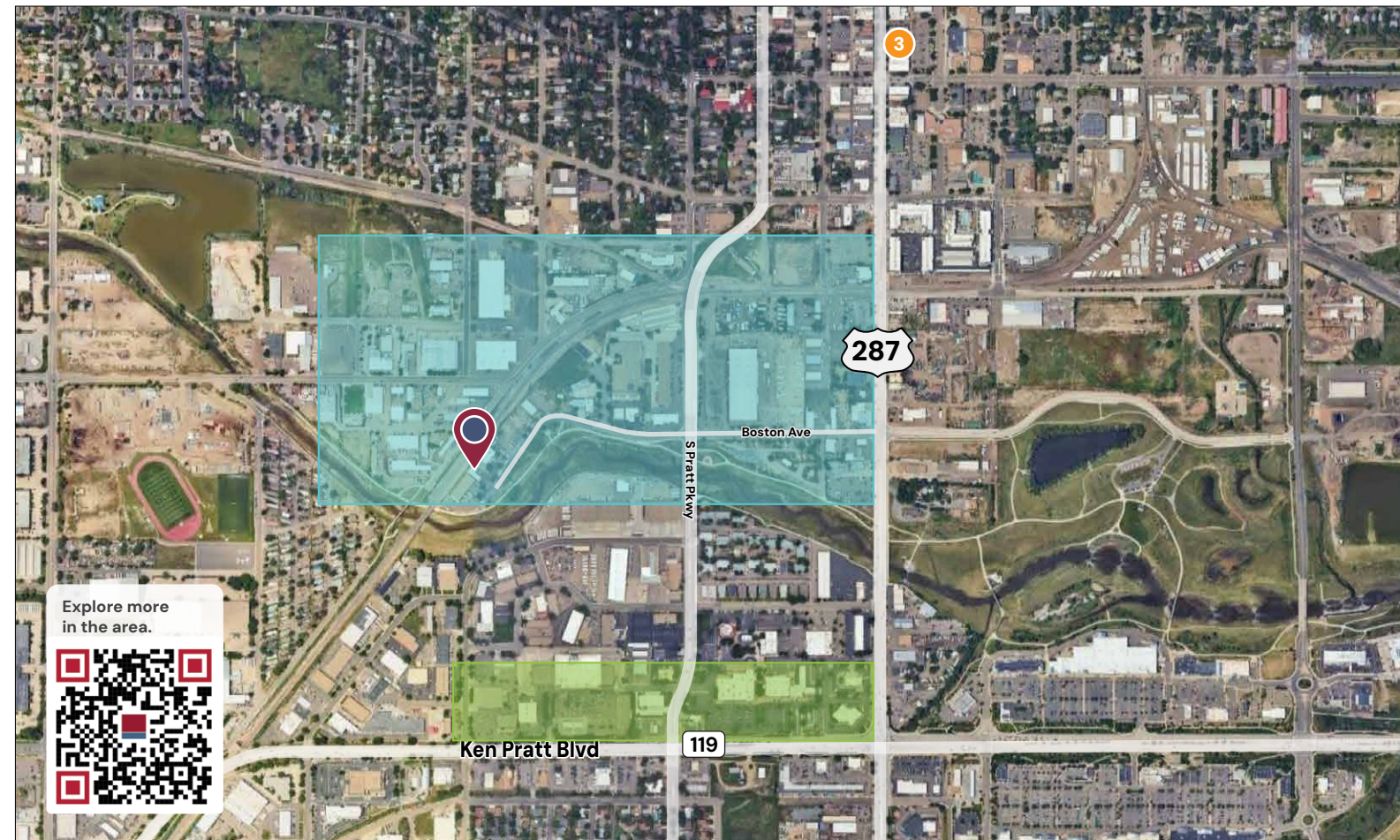


FENCED OUTDOOR STORAGE



OFFICE (WILL BE FINISHED)

PROPERTY LOCATION



Explore more in the area.



1



2



3

