

INDUSTRIAL/FLEX SPACE FOR LEASE

827 S. BOWEN STREET

LONGMONT , COLORADO 80501



APPROXIMATELY 4,496 SF
INDUSTRIAL/FLEX SPACE FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



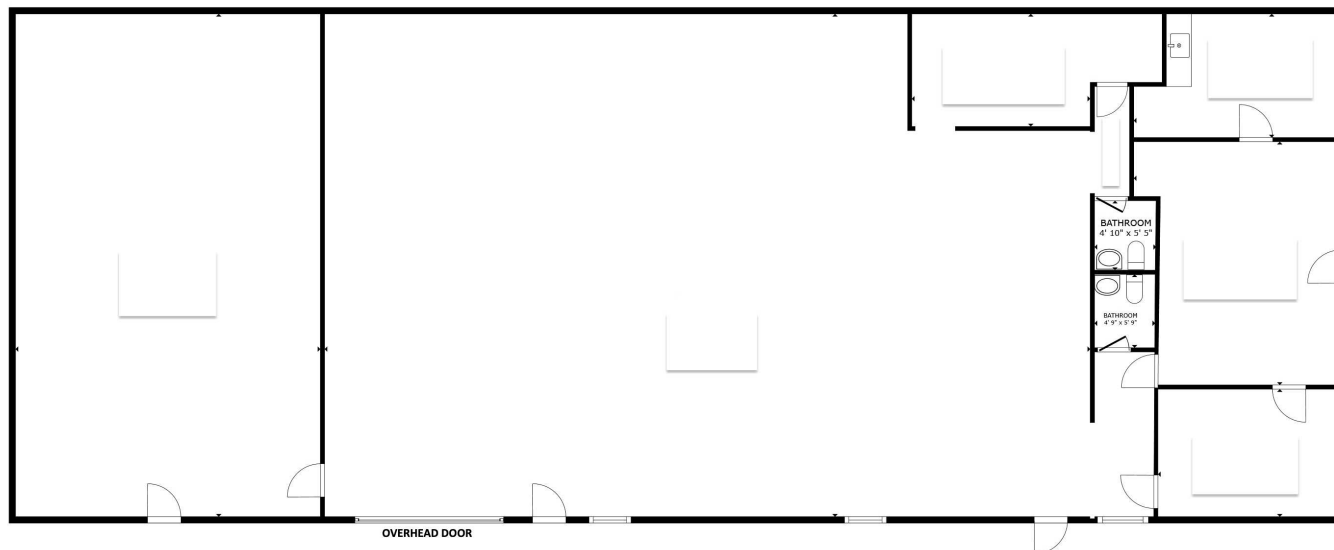
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PROPERTY SUMMARY

827 SOUTH BOWEN STREET | LONGMONT, CO 80501



FLOOR PLAN

827 BOWEN STREET

Property Summary

Lease Rate:	\$12.00 PSF + NNN
Estimated Triple Nets:	\$4.50
Available SF:	4,496
Grade Doors:	One, 10 X 12
Yard:	0.34 acres
County:	Boulder
Zoning:	Mixed Use Employment

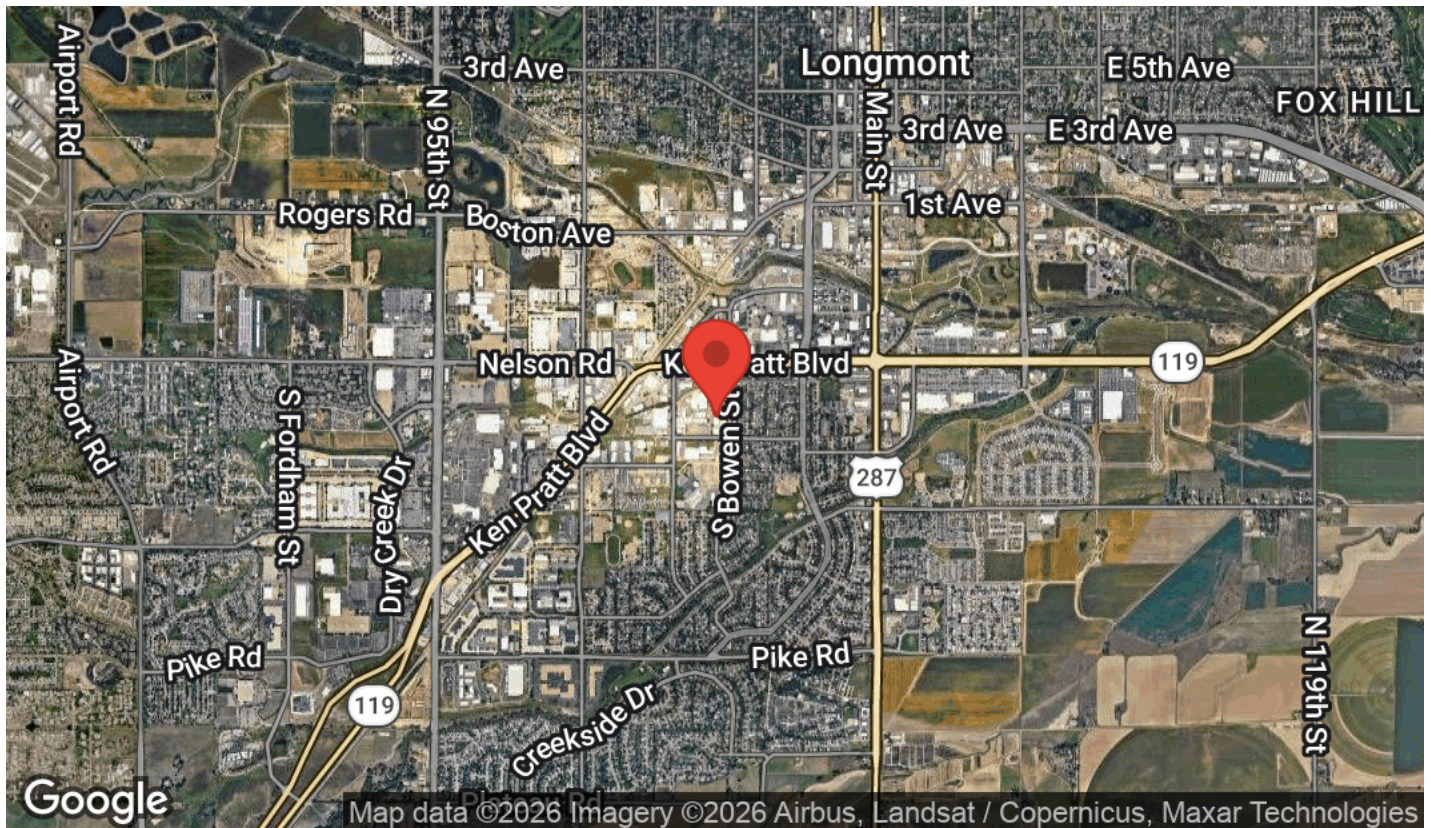
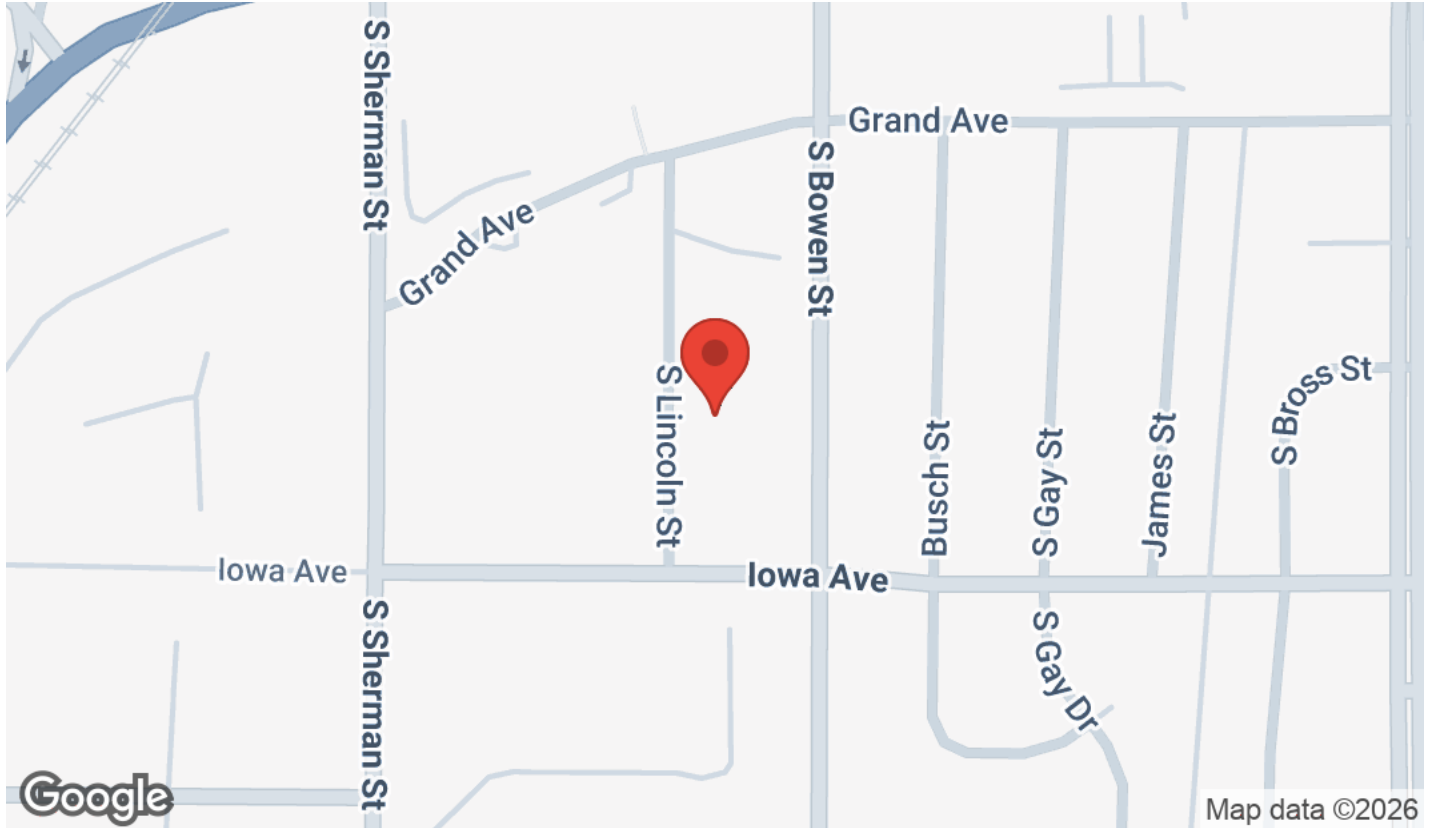
Property Overview

This 4,496 square-foot industrial/flex building is available for lease in Longmont and offers a versatile open-span layout that provides flexibility for a variety of uses. The front portion of the building features three newly renovated offices and two restrooms. There is a fenced yard.

One 10' by 12' grade-level overhead garage door allows for easy access, making the space ideal for shipping and receiving or for moving equipment, vehicles, and materials in and out of the building. The expansive interior floor area provides ample room to accommodate light industrial machinery, storage, fabrication, or a range of customized workspace configurations.

LOCATION MAPS

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