 **1650 Skyway Drive**
Longmont, CO

Versatile Flex Building For Sale or Lease

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[Property Info & Gallery](#)

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Building Size	16,500 sq. ft.
Sale Price	\$3,275,000 (\$198.50 / sq. ft.)
Lease Rate / sq. ft.	\$11.50 - \$17.00 NNN \$9.50 - \$15.00 NNN
Expenses / sq. ft. (2026)	\$7.75*

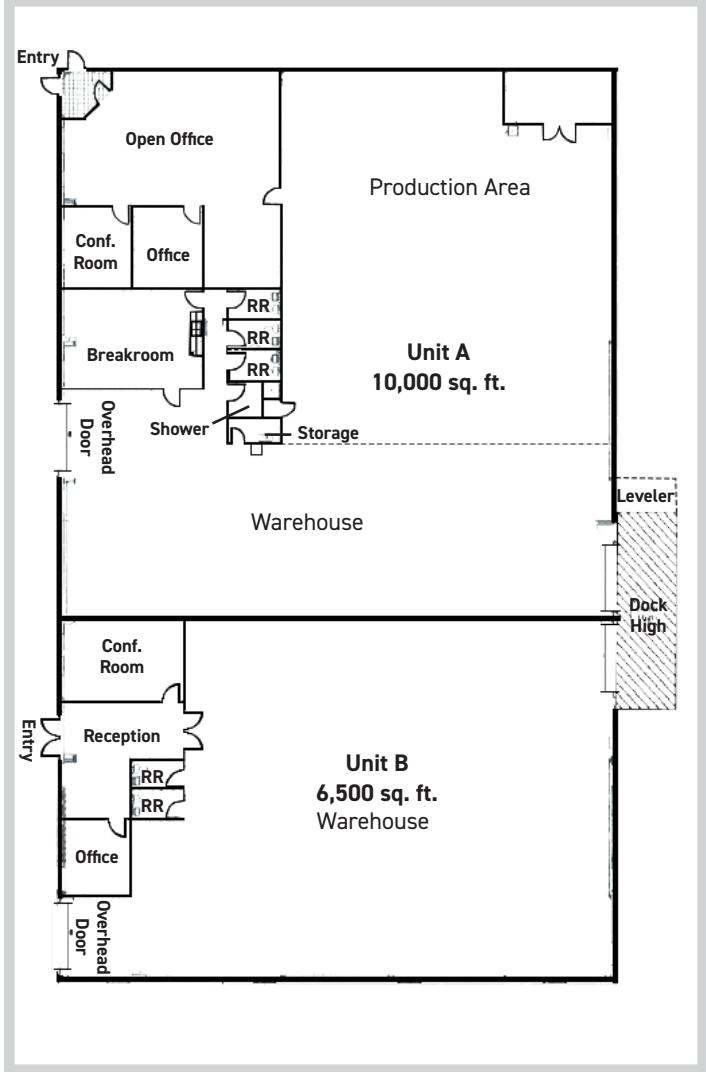
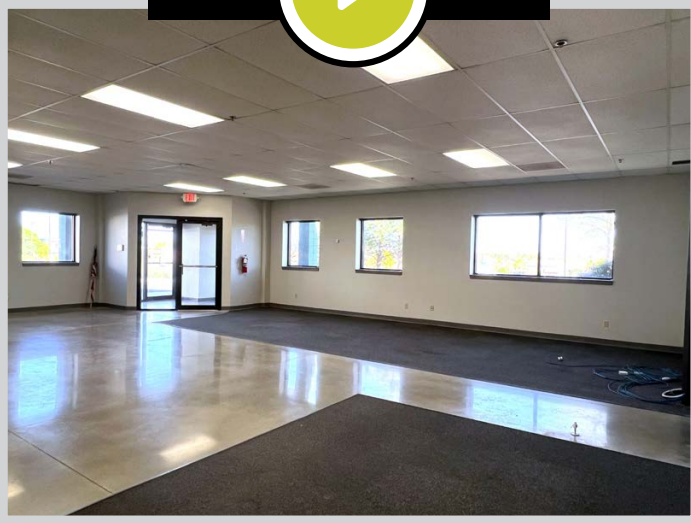
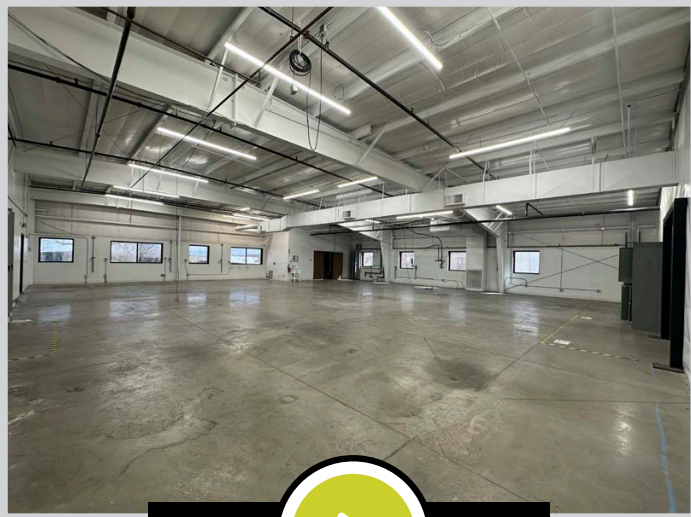
**Not Including Utilities*

- Unit A (10,000 sq. ft.):** - Front Office, Production, Warehouse, Break Room & Restrooms with Shower
Intro Rate \$15.00 NNN
- Sealed Floors, Full HVAC, Air Lines, Floor Drains, Fire Sprinklers & Multiple Sinks
 - cGMP / Organic / SQF Compliant Production Space
 - Grade-Level & Dock-High Loading with Leveler & Pallet Scale

- Unit B (6,500 sq. ft.):** - Front Office Area, Kitchen, Private Restrooms
Intro Rate \$9.50 NNN
- Warehouse with Drive-In & Dock-High Loading

- Building Features:**
- Heavy Power (440v / 1200 amp) with Dedicated Transformer
 - Natural Light Throughout Office & Manufacturing Areas
 - Convenient to Interstate 25, Highway 287 & Local Amenities
 - Flexible PUD Allows Any Use in Weld County Zoning C-3 & I-1

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Nearby Restaurants

- Panera Bread
- Chick Fil A
- Waffle House
- Starbucks
- Arby's
- Tokyo Joe's
- Wendy's

Nearby Amenities

- Collision Brewing & Restaurant
- Outworld Brewing
- Sandstone Park Fields & Trails
- Union Reservoir
- Walmart Superstore
- Comfort Suites
- Lowes
- Home Depot