

INDUSTRIAL/FLEX FOR LEASE
1740 Skyway Dr, A & B, Longmont

Summit Commercial Brokers
541 Main St, Suite B
Longmont, CO 80501
303.954.9161
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Broker & Tenant Incentives Available, Call for Details!



Rachel Austefjord
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Jim York
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Industrial/Flex For Lease

1740 Skyway Dr, Units A & B (2,500 - 5,000 sf)
Longmont, CO

Vista View Business Park Industrial Condos

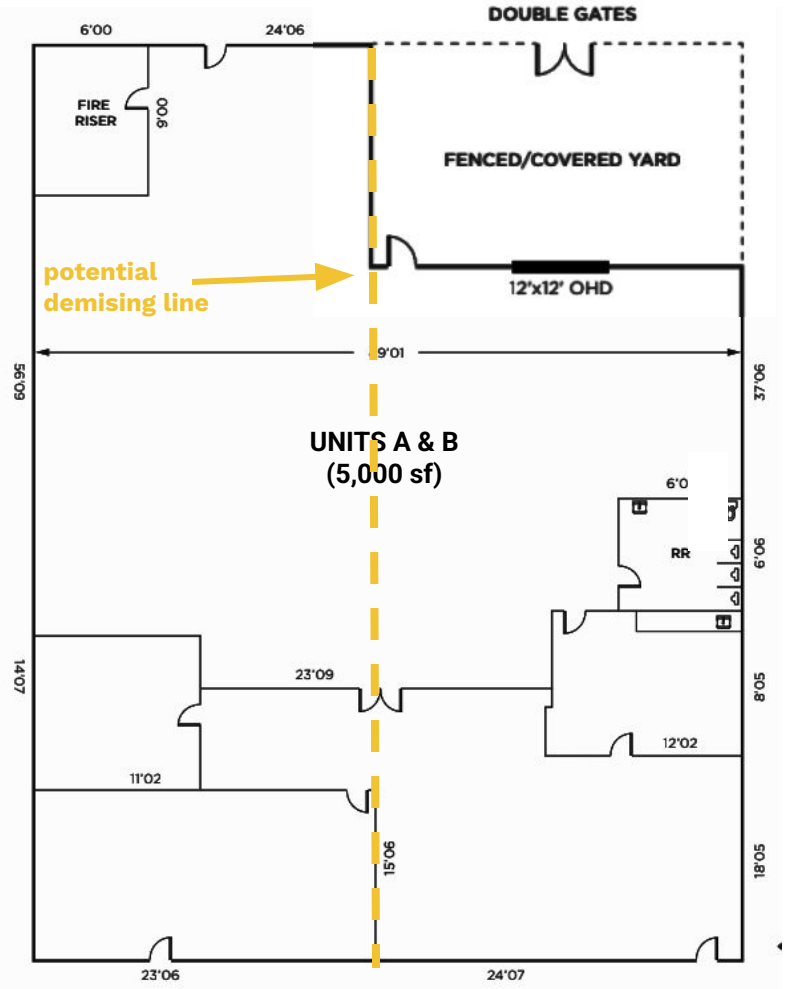
These Industrial Flex Condos offer the best of both worlds! Now available: 5,000 SF total (Units A & B, can be split into two 2,500 sf units) with approximately 80% warehouse and 20% office—ideal for a wide range of businesses. Located in unincorporated Weld County with a Longmont address, this space features a large overhead door, high ceilings, ample power, and a fenced-in exterior storage area. Ready to accommodate your operations with flexibility and efficiency!

Call us for more information and to set up a tour!

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*rough estimate of measurements, not to exact scale

| | |
|------------|----------------------------|
| Size | 2,500 sf - 5,000 sf |
| Lease Rate | \$11.00 - \$14.00/sf (NNN) |
| Expenses | \$6.95/sf (est. 2026) |

- Clear Height: 18'
- Power: 400 Amps (3-Phase)
- 12' Grade-Level, Overhead Door w/ an exterior Fenced in Storage area
- Floor Drains and Sprinkled
- New, High-Tech Roof with Great Insulating Properties
- Units A & B (5,000 sf) are currently combined but can be separated into two 2,500 sf units
 - Potential to add overhead door to Unit A side
- Starting at \$11.00/sf (NNN) w/ Annual Escalations for a 5-Year Deal
- \$12.00/sf (NNN w/ Annual Escalations) for a 3-Year Deal
- \$13.00/sf - \$14.00/sf (NNN) for Shorter Term Deals
- New Flooring & Paint in the Office area! Further TI Negotiable



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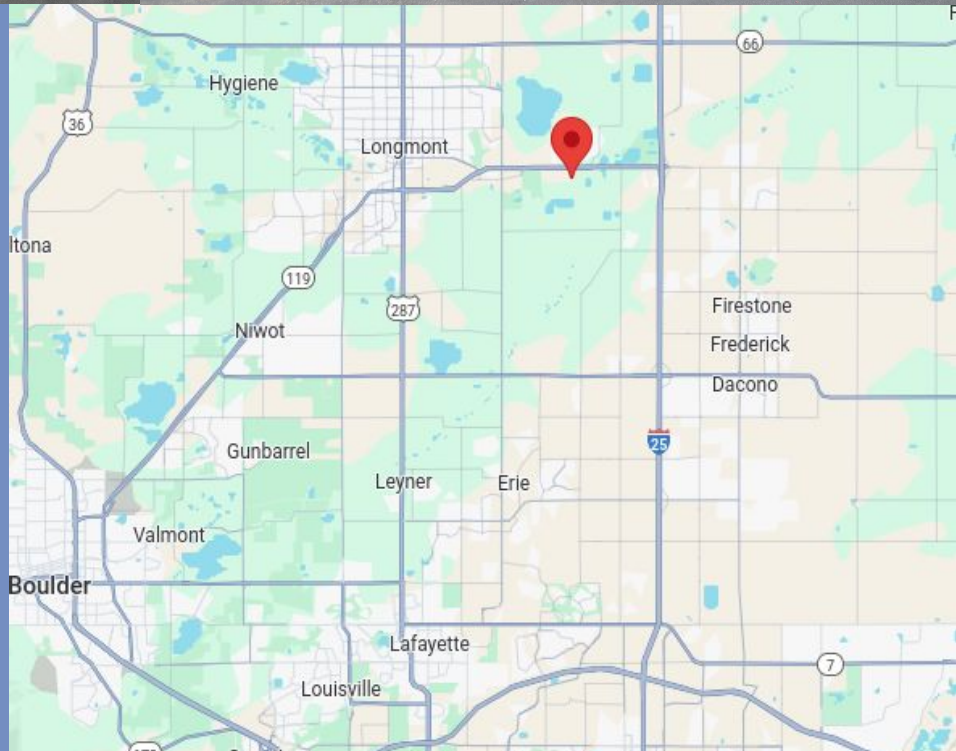
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