

FOR SALE

23,043 SF INDUSTRIAL/FLEX PROPERTY ON 1.82 ACRE LOT

PROPERTY SUMMARY

8475 W I-25 FRONTAGE ROAD

LONGMONT, CO 80504



PROPERTY DESCRIPTION

Don't miss out on this exceptional opportunity to purchase a fully leased Industrial/Flex compound situated on 1.83 acres along Interstate 25 just south of Highway 119 (Firestone Boulevard). This impressive property comprised of four buildings totaling 23,043 square feet, was initially constructed in 1996, has a mix of warehouse and office space. There are multiple overhead doors and 3 phase, 880 amps of power to the main building which is 12,843 square feet. Property has ample parking and can be accessed from Rowe Street as well. Could easily work well for multiple tenants. All buildings have new membrane roofs and are hooked up to St. Vrain Sanitation and Left Hand Water.

There is currently a lease in place with a company that utilizes the property for the manufacturing and testing of flow meters, and office space. Their lease expires January 31, 2026. Currently, the base monthly lease rate is \$21,838.87 per month. The tenant does have one, 5 year option to extend, which would extend the lease thru 2031. The lease is subject to annual 2.8% base rent escalation increases. With its solid construction and strategic location, great visibility and easy access to I-25, this property presents a compelling investment opportunity. Don't miss the chance to make this versatile space a cornerstone of your commercial real estate portfolio!

OFFERING SUMMARY

Sale Price:	\$3,500,000
Total Building SF:	23,043
Number of Buildings:	4
Lot Size:	79,279 SF (1.83 Acres)
County:	Weld
Zoned	Industrial with a PUD Overlay per the Town of Frederick
Lease Expiration:	January 31, 2026
Option to Extend:	One, 5 year option
2023 Property Taxes:	\$69,770.58
Year Built:	1996



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All information contained herein is deemed reliable but not guaranteed.
Each office independently owned and operated.

KEITH KANEMOTO, SIOR

Broker Associate

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724 Main Street
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BUILDING INFORMATION

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SUITE	SIZE SF
Building 100	12,843 SF
Building 200	1,600 SF
Building 300	4,800 SF
Building 400	3,800 SF
TOTALS	23,043 SF



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[ADDITIONAL PHOTOS](#)

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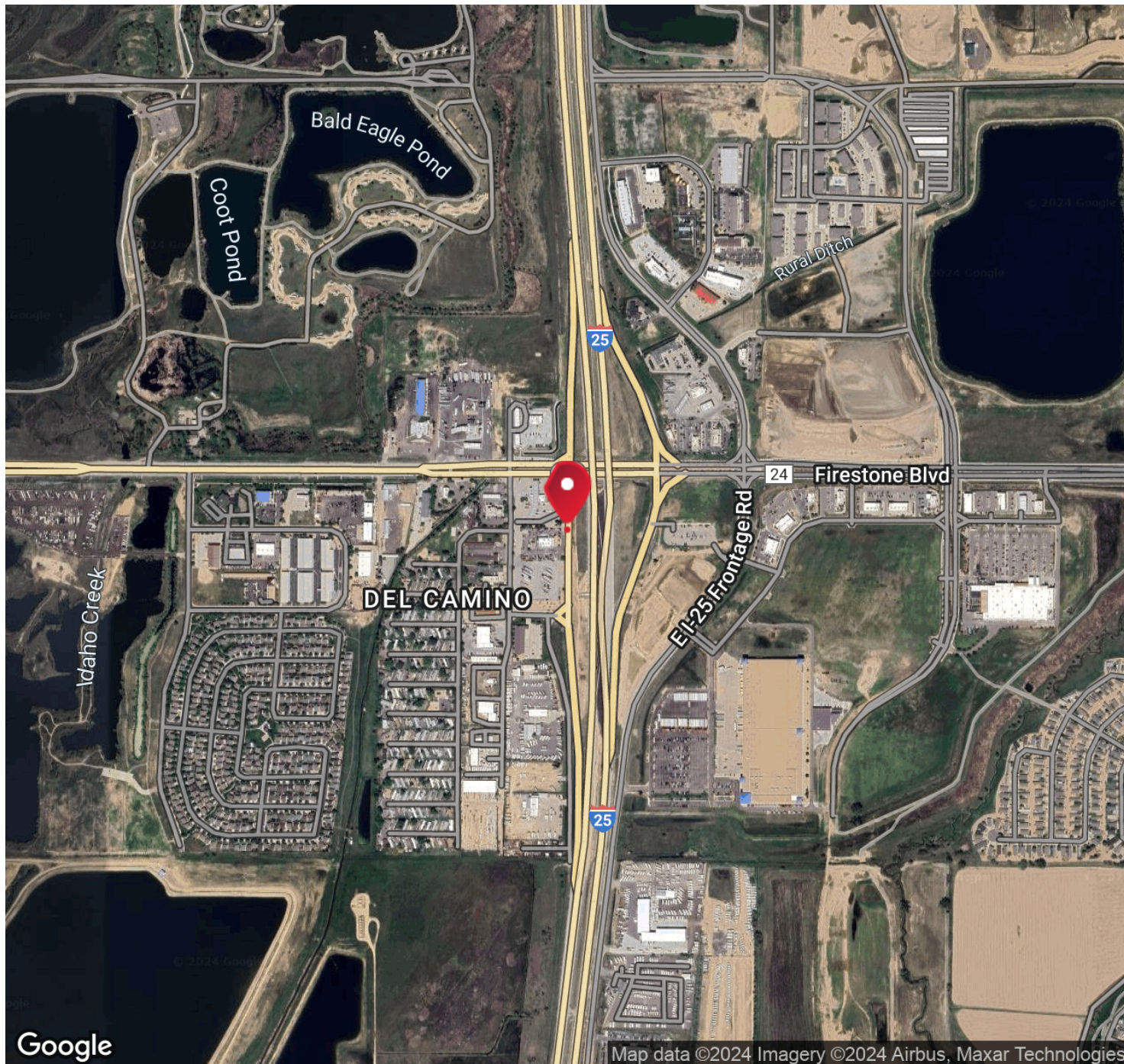
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AERIAL MAP

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