



FOR LEASE
2,400 SF INDUSTRIAL/FLEX SPACE

**1254 Sherman Drive, Unit 1
Longmont, Colorado 80501**



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Each Office Independently Owned and Operated.





Property Summary

Lease Rate:	\$13.00 PSF + NNN
2025 Triple Nets:	\$5.00 PSF
Unit Size:	2,400 SF
Building Size:	12,060 SF
Lot Size:	35,917 SF
Year Built:	1976
County:	Boulder
Zoning:	Mixed Use Employment

Property Overview

Approximately 2,400 square foot of light industrial space for lease in Southwest Longmont. The space just had a freshly painted interior and has new EPOXY floors and new carpet. LED lighting throughout. It has a flexible layout with one overhead door, two small offices and one restroom. The space does have both a unit heater and air conditioning. This space is ready for immediate occupancy!

