



# 1254 Sherman Drive, Unit 1 Longmont, Colorado 80501



## **KEITH KANEMOTO, SIOR** Broker Associate

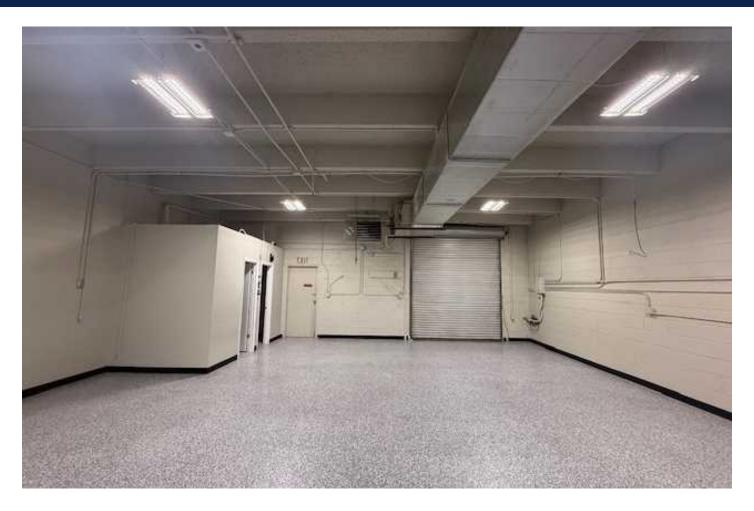
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#### **RE/MAX ELEVATE**

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## **Property Summary**

Zoning:

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

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!



