

INDUSTRIAL/FLEX SPACE FOR LEASE

1200 Fordham Street / Longmont, Colorado



BUILDING HIGHLIGHTS

AVAILABILITY

24,000 RSF
(DIVISIBLE TO APPROX. 12,000 RSF)

LEASE RATE

\$13.00 NNN

EXPENSES

\$7.26 RSF + UTILITIES
(EST.2024)

PARKING

3.5:1,000 SF



PROPERTY FEATURES

- Industrial / Flex space for lease in The Campus at Longmont
- Nextlight and CenturyLink fiber available
- 3 Loading Docks
- 1600 amp 480v 3-phase power
- Floor drain
- On-site property management, courtyards, and outdoor volleyball courts
- Situated in a vibrant community, just a stone's throw away from the Village at the Peaks, seven hotels, five breweries, and an array of restaurants, banks, and retail establishments
- Located in the Longmont CHIPS zone a federally funded and incentivized semiconductor manufacturing, research, and development program

FOR MORE INFORMATION
PLEASE CONTACT:

Dean Callan & Company, Inc.
1510 28th Street, Suite 200
Boulder, Colorado 80303
PH 303.449.1420
www.deancallan.com

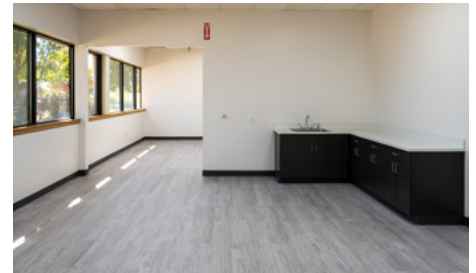
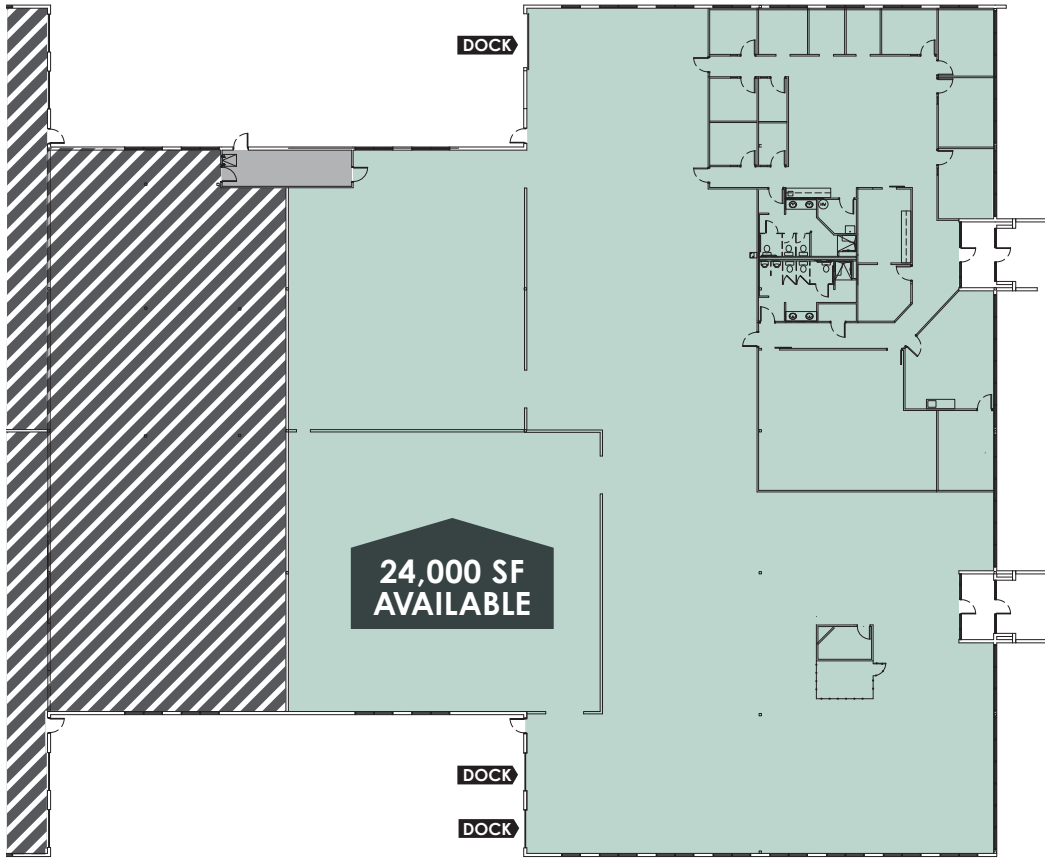
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DISCOVER THE LONGMONT CHIPS ZONE

The Longmont CHIPS Zone is at the forefront of a nationwide effort to rejuvenate and expand the U.S. semiconductor industry—a critical pillar for maintaining technological leadership and economic stability. Aligned with the goals of the CHIPS Act, this initiative channels substantial federal funding and incentives into semiconductor manufacturing, research, and development.



For more information visit:
<https://longmont.org/chips/>



WHY LONGMONT MATTERS

Longmont's designation as a CHIPS Zone underscores its strategic position within the semiconductor value chain. As a key player in the national drive to fortify domestic chip production and innovation, Longmont offers:

- 1. State Tax Credits:** Attractive incentives for semiconductor companies, making Longmont an ideal hub for business growth and investment.
- 2. Federal Support:** Local firms gain access to significant federal incentives, fostering a competitive and innovative business environment.
- 3. Collaboration Opportunities:** By facilitating partnerships among businesses, academic institutions, and government entities, the CHIPS Zone accelerates advancements in semiconductor manufacturing and workforce development.

Longmont: Where innovation meets opportunity. Join us in shaping the future of semiconductor production and innovation!

WHAT ARE THE BENEFITS?

- ✓ Business facility new employee tax credit – **\$1,100 per job**
- ✓ Business personal property tax credit – **3% of qualifying investment**
- ✓ Commercial vehicle investment tax credit – **1.5% of purchase price**
- ✓ Job training tax credit – **12% of costs**
- ✓ Research and development tax credit – **3% of expenses**

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