



HUNTER BARTO
Senior Associate
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

INDUSTRIAL SPACE FOR LEASE

**1501 NELSON ROAD
LONGMONT, COLORADO 80501**

Industrial space in central Longmont for lease. 1501 Nelson Road has large open bays with two overhead grade-level doors. The tenant will have access to a shared fenced/secure yard.

[Call us for more information and to set up a tour.](#)



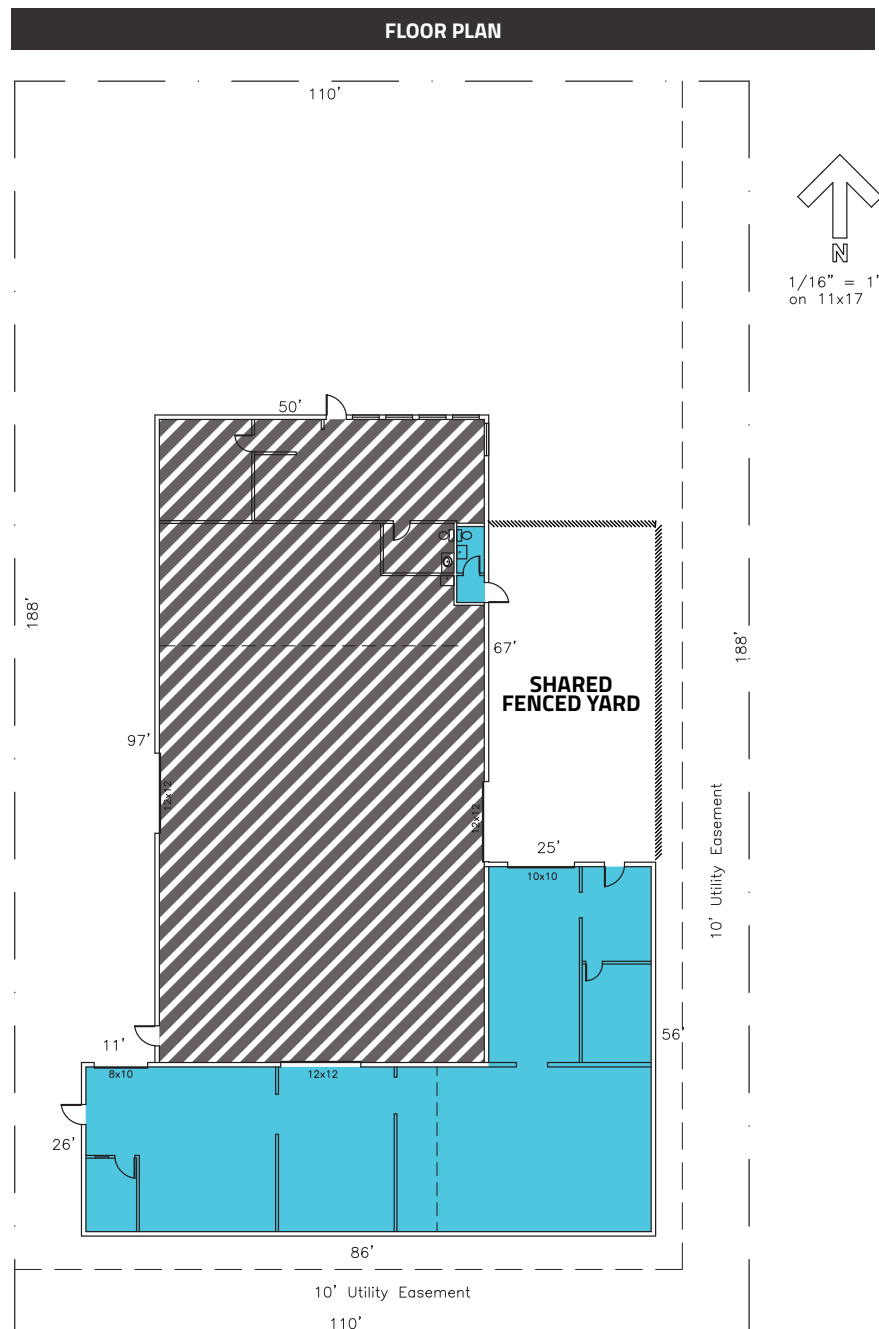
Owned & Operated

TERMS

Size:	3,072 SF
Lease Rate:	\$12.00 / SF / NNN
Expenses:	\$6.58 / SF + Utilities (Est. 2024)
Available:	Now

PROPERTY FEATURES

- One exterior 10'x10' grade-level overhead doors
- One exterior 8'x10' grade-level overhead doors
- Plenty of storage
- Shared fenced and secure yard



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.





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