



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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303.449.1420 | www.deancallan.com

FLEX/WAREHOUSE & OFFICE SPACE FOR LEASE

**1243 SHERMAN DRIVE
LONGMONT, COLORADO 80501**

Discover the versatility of 1243 Sherman Drive, an ideal space for industrial, flex, or clean automotive uses in Southwest Longmont. Boasting easy access to Highway 119/Ken Pratt Boulevard, this property offers flexible suite sizes, secure fenced parking and yard, and convenience to local amenities. With multiple grade-level overhead doors, it's tailored for various industrial needs.

Call us for more information and to set up a tour.



Owned & Operated

TERMS

Office Space:

3,183 SF | \$13.50 / SF / NNN

Flex/Warehouse:

11,104 SF (Divisible to 1,870 SF) | \$12.50 / SF / NNN

Expenses:

\$7.79 / SF + Utilities (Est. 2024)

PROPERTY FEATURES

- Secure Fenced Parking Lot
- Flexible suite sizes
- Multiple grade level OH doors
- Convenient location close to amenities

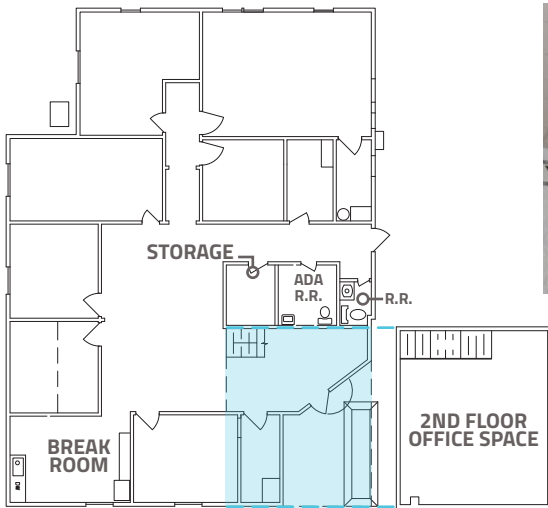
OFFICE BUILDING | SUITE 100 - 3,183 SF



FLEX/WAREHOUSE

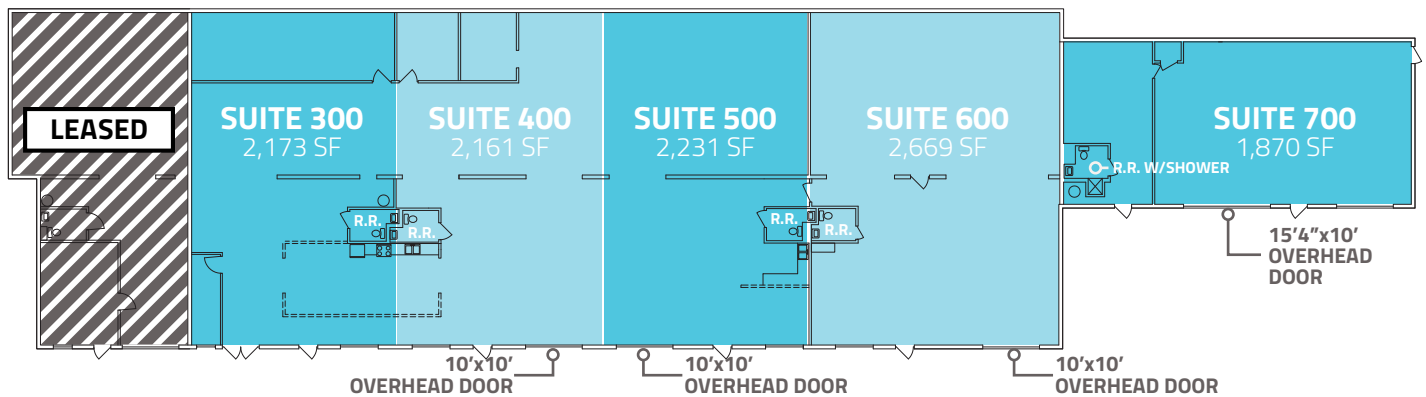


FLEX/WAREHOUSE



FLEX/WAREHOUSE

FLEX/WAREHOUSE BUILDING - 12,876 SF



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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