



DEAN CALLAN
& COMPANY INC

HUNTER BARTO
Senior Vice President
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 WAREHOUSE SPACE FOR SUBLEASE

218 KIMBARK STREET
LONGMONT, COLORADO 80501

Versatile industrial warehouse space for sublease. The facility features refrigerated cold storage and robust loading capabilities. Cold storage can be easily decommissioned to traditional warehouse space if needed. The warehouse is divisible to 500 SF, providing shared subtenants with flexible options. With 5 docks, logistical operations are streamlined for convenience. Sublease terms extend through 1/31/27.

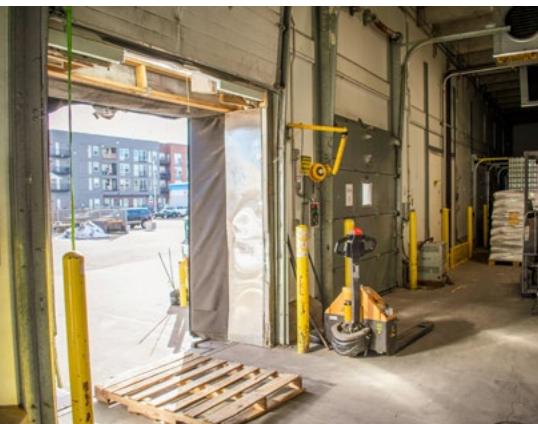
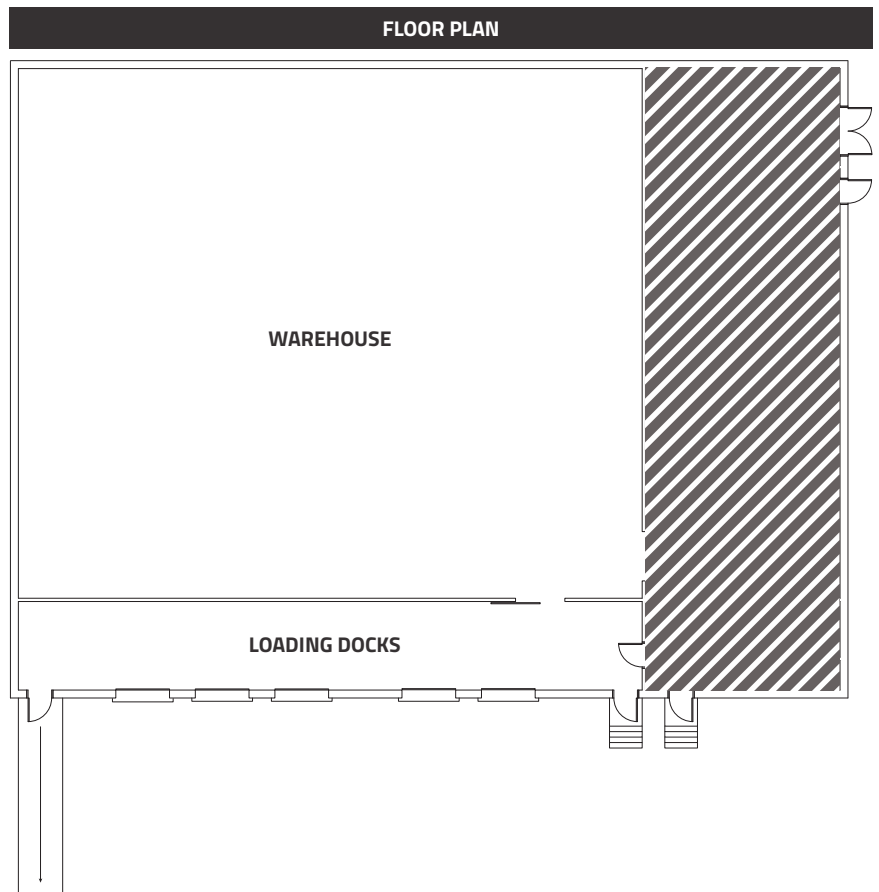
[Call us for more information and to set up a tour.](#)

TERMS

Available Space:	9,291 SF (Warehouse is divisible to 500 SF shared subtenants)
Lease Rate:	\$12.00 / SF / NNN
Expenses:	\$5.62 / SF + Utilities (Est. 2024)
Sublease Term:	Thru 1/31/27, or sooner. Longer direct lease terms also available.

PROPERTY FEATURES

- Versatile Warehouse Space:**
Industrial facility offering refrigerated cold storage (or traditional warehouse)
- Ceiling Clear Height:** 16'
- Divisible Options:** Warehouse divisible to 500 SF, providing shared subtenants with adaptable configurations.
- Equipped with 5 docks
- Sublease Terms:** Through 1/31/27



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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