



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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FLEX/WAREHOUSE SPACE FOR LEASE

**1243 SHERMAN DRIVE
LONGMONT, COLORADO 80501**

Discover the versatility of 1243 Sherman Drive, an ideal space for industrial/flex tenants in Southwest Longmont. Boasting easy access to Highway 119/Ken Pratt Boulevard, this property offers flexible suite sizes, secure fenced parking, outdoor areas, 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

Flex/Warehouse: 2,161 - 4,334 SF

Lease Rate: \$12.50 / SF / NNN

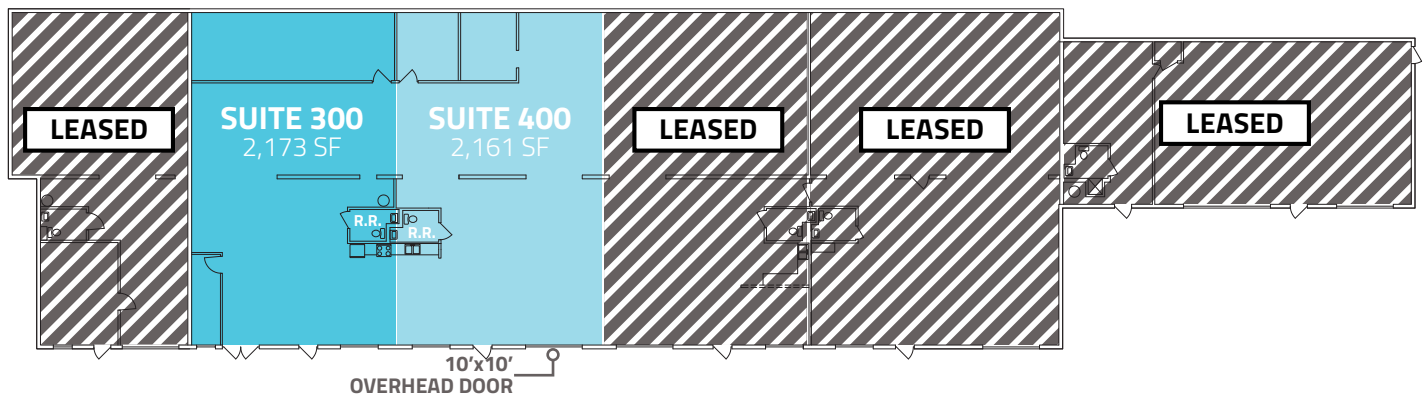
Expenses: \$8.52 / SF + Utilities (Est. 2025)

PROPERTY FEATURES

- Flexible suite sizes
- Multiple grade level OH doors
- Convenient location close to amenities
- Signage available



FLEX/WAREHOUSE BUILDING



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.



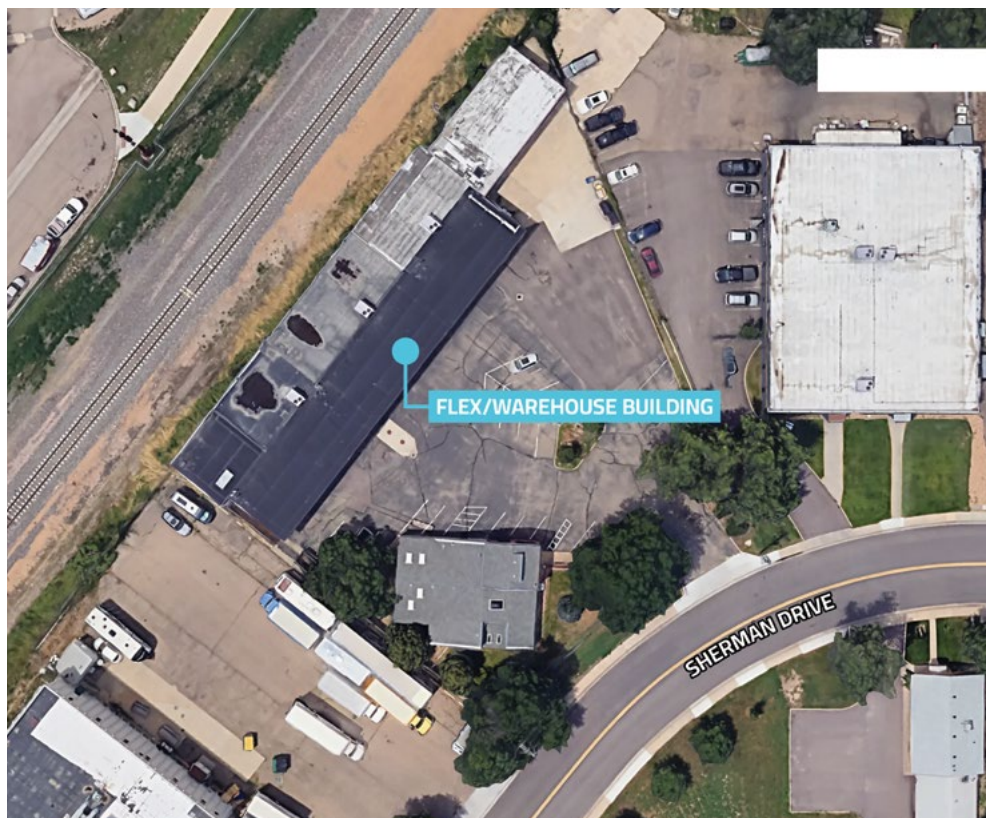
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