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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

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: 2,173 SF

Lease Rate: \$12.50 / SF / NNN

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

PROPERTY FEATURES

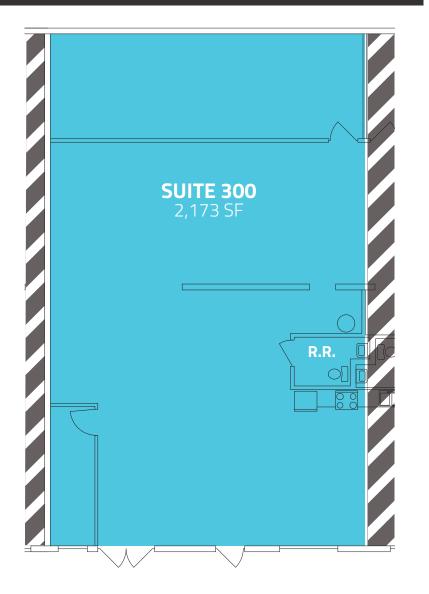
- Industrial/Flex Space
- Convenient location close to amenities
- Signage available







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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