



SHERMAN COMMONS



DEAN CALLAN

& COMPANY INC

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1510 28th Street, Suite 200

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303.449.1420 | www.deancallan.com

FLEX/WAREHOUSE & SINGLE OFFICE SUITES FOR LEASE

1243 SHERMAN DRIVE
LONGMONT, COLORADO 80501

Discover the versatility of 1243 Sherman Drive, an ideal space for industrial, flex, or single office 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: 1,870 - 4,334 SF

Lease Rate: \$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



FLEX/WAREHOUSE

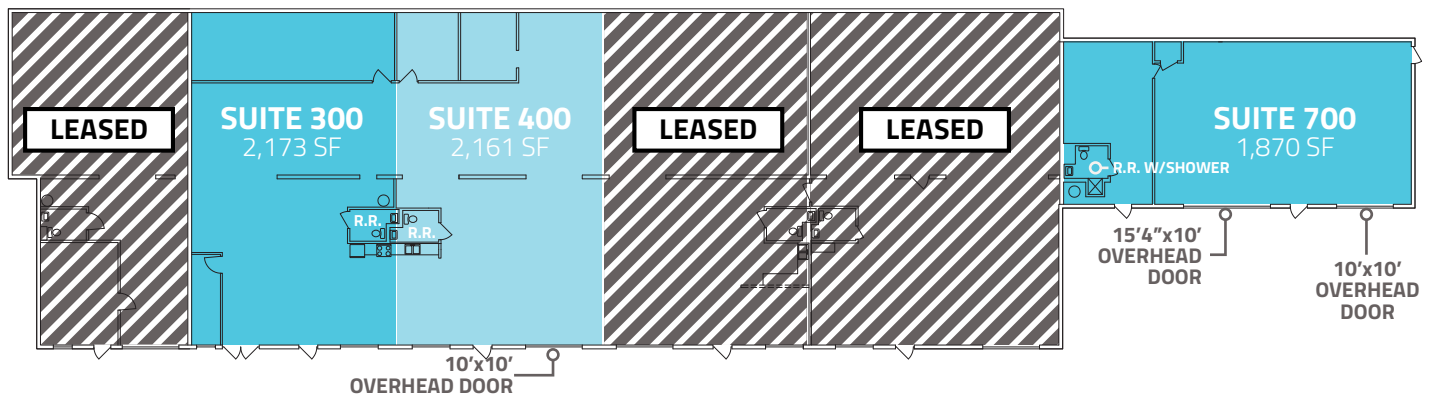


FLEX/WAREHOUSE



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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