

1820 DELAWARE PLACE

LONGMONT, CO

OFFERED AT

\$1,950,000 (\$187/SF)

BUILDING SIZE

10,400 SF

LOT SIZE

.99 Acres

ZONING

N-PE

(Non-Residential Primary Employment)

CLICK HERE

for list of N-PE uses

Longmont Flex Building For Sale

- Two-tenant industrial flex building in Longmont
- Investment or owner-occupant opportunity
- Suite A/B: 6,121 SF (60% of building) available for lease
- Suite C/D: 4,279 SF leased through 4/2027
- 11' clear height and drive-in doors
- 3,900 square feet of fenced storage yard space

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com



CLICK HERE

for Unit A virtual tour

CLICK HERE

for Unit D virtual tour

**OWNER OCCUPANT OR
INVESTOR OPPORTUNITY**

HEIDI SCHAMBER

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ANNIE LARNER

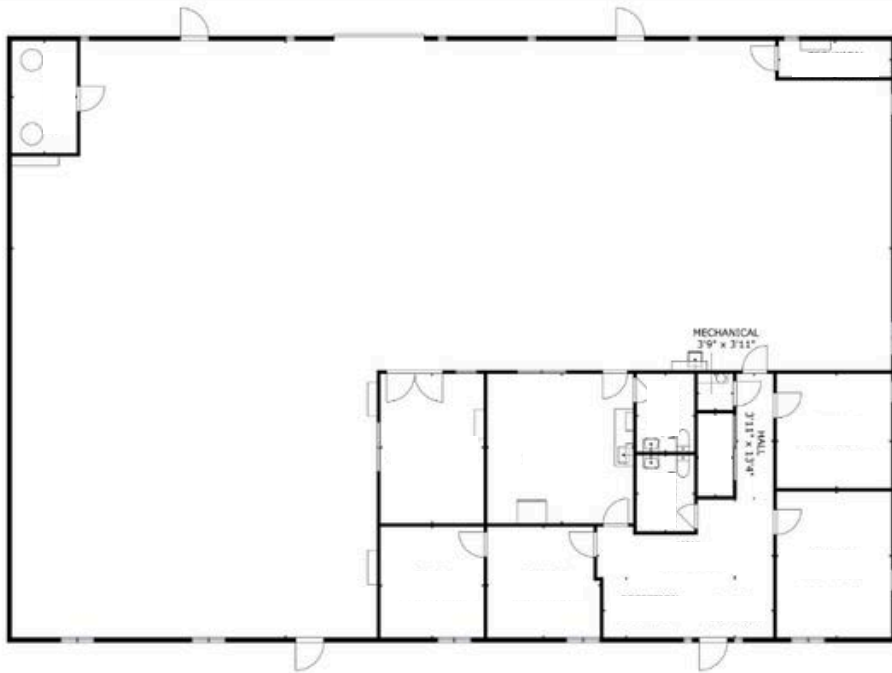
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UNIT A/B

- 6,121 SF Flex Space
- 35% Office with one overhead door
- Currently Available
- Perfect for owner occupant or to increase rents



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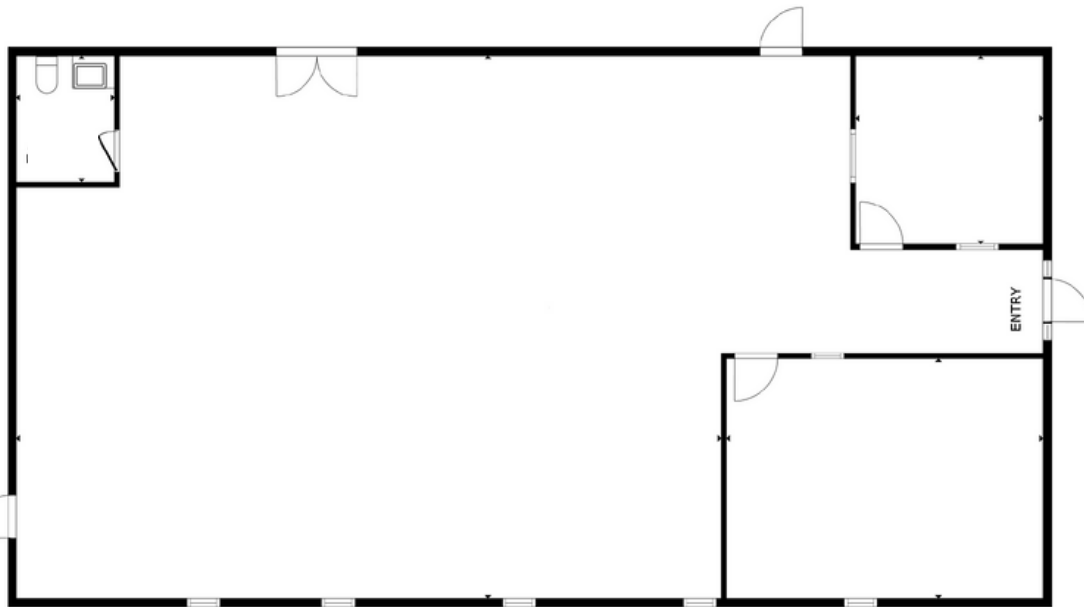
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UNIT C/D

- 4,279 SF Flex space
- 25% Office / 75% Warehouse with 2 overhead doors
- Currently leased through 4/30/2027 at \$10.75/SF + NNNs (and escalations)

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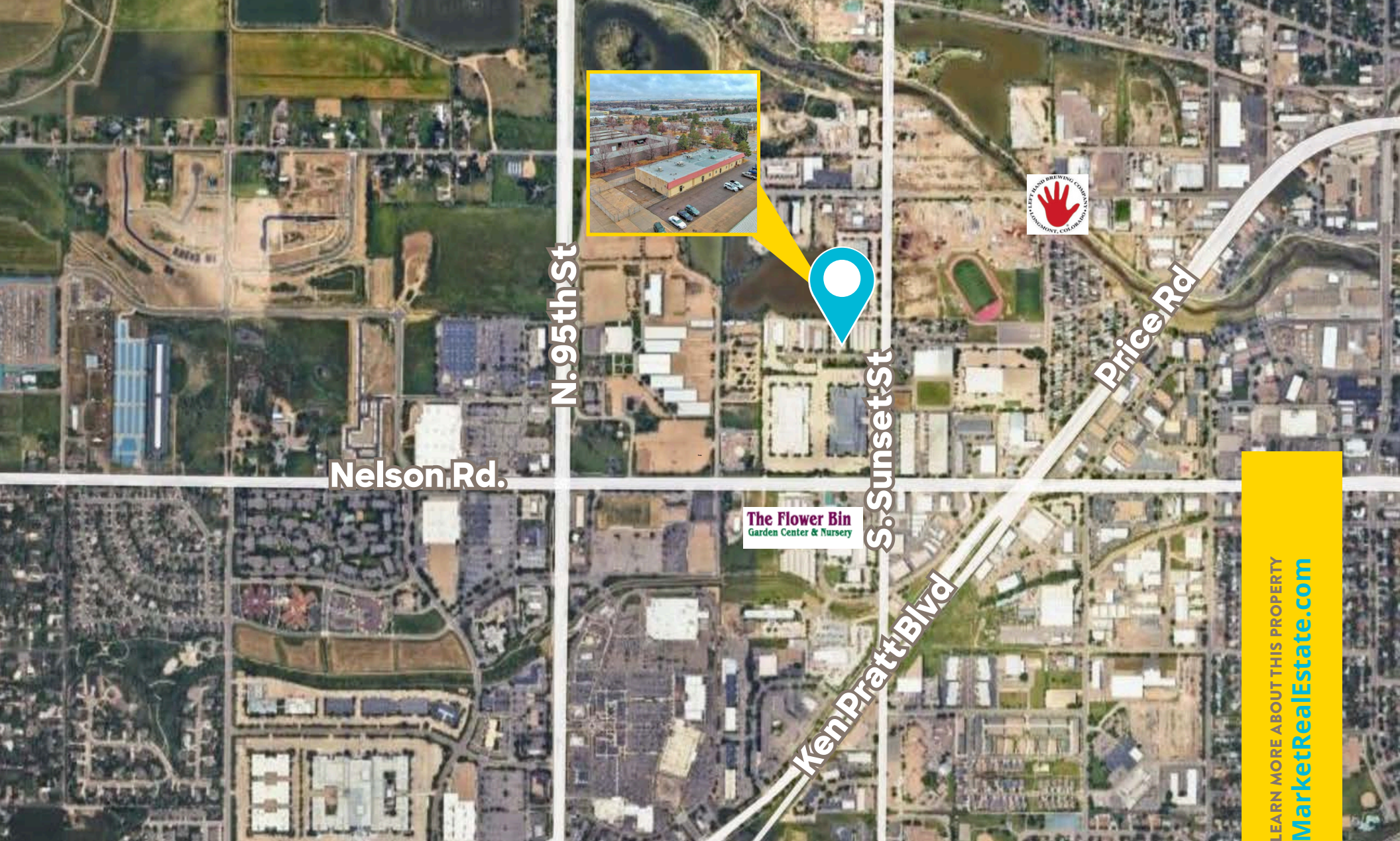
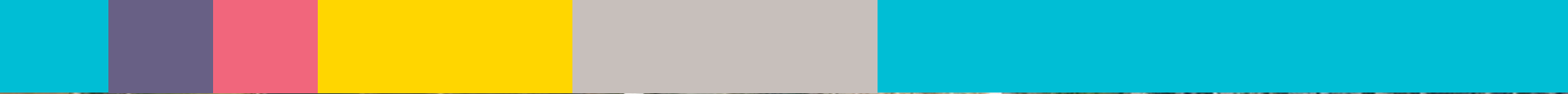
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Nelson Rd.

N. 95th St

S. Sunset St

Ken Pratt Blvd

Price Rd

The Flower Bin
Garden Center & Nursery

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