

INDUSTRIAL FLEX SPACE FOR LEASE

624-640 South Sunset Street
Longmont, Colorado 80501

Industrial/Flex space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

The space offers a well-lit reception area with three large offices that could be reconfigured to fit a variety of users needs. The rear portion of the space is a warehouse/production/assembly/lab area that contains two restrooms, cement floors and an oversized door for loading.

UNIT 628	3,200 RSF
LEASE RATE	\$12.50 / RSF / NNN
EXPENSES	\$5.39 / RSF (EST. 2022)
AVAILABLE	NOW

FEATURES

- Located in an amenity-rich community, within blocks of Village at the Peaks, seven hotels, five breweries and numerous restaurants, banks, and retail
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership



FOR MORE INFORMATION CONTACT:

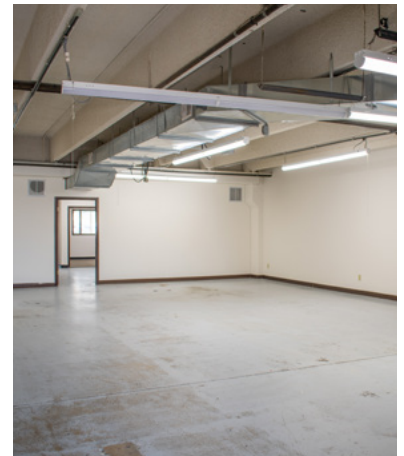
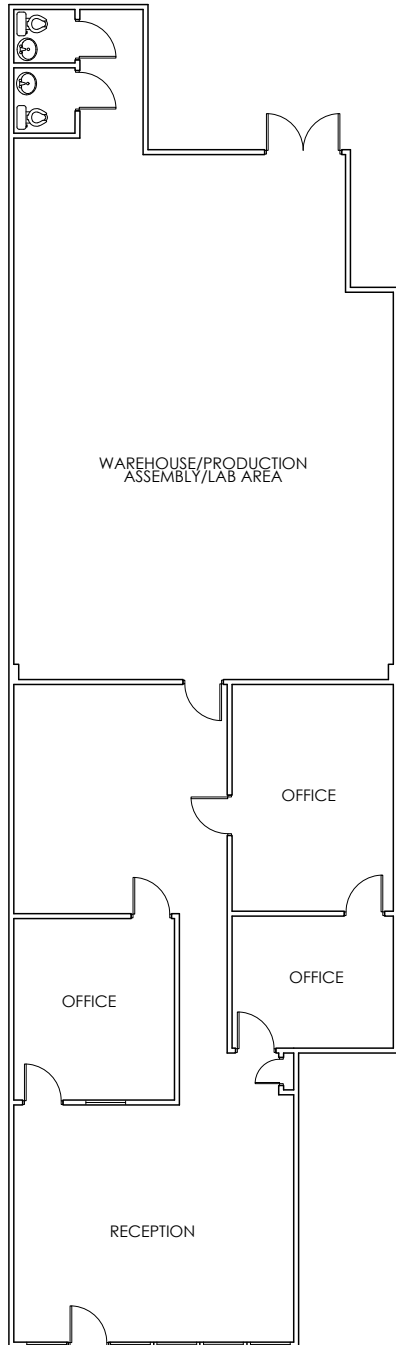
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FLOOR PLAN



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