



OFFICE BUILDING

FLEX/WAREHOUSE BUILDING



DEAN CALLAN
& COMPANY INC

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FLEX/WAREHOUSE & OFFICE SPACE FOR LEASE

1243 SHERMAN DRIVE
LONGMONT, COLORADO 80501

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

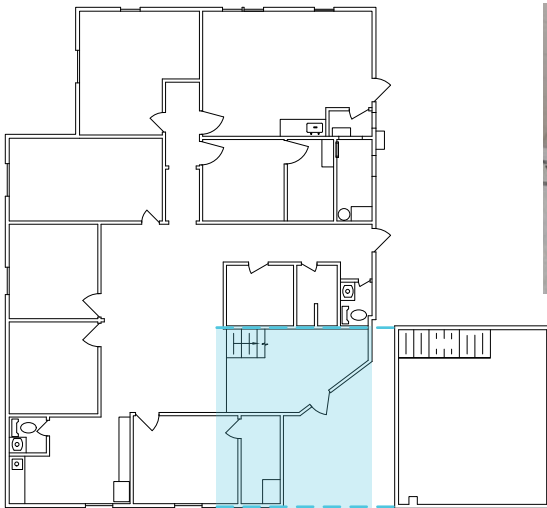
TERMS

Office Space:	3,183 SF
Flex/Warehouse:	12,876 SF (Divisible to 1,770 SF)
Lease Rate:	\$14.50 / SF / NNN
Expenses:	\$7.79 / SF + Utilities (Est. 2024)

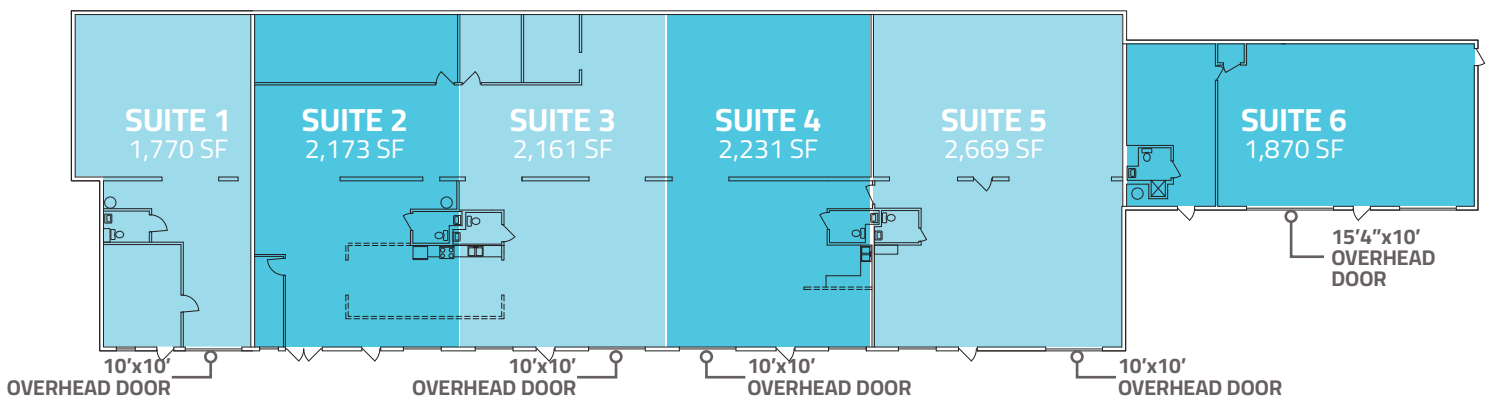
PROPERTY FEATURES

- Secure Fenced Parking Lot
- Flexible suite sizes
- Multiple grade level OH doors
- Convenient location close to amenities

OFFICE BUILDING - 3,183 SF



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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