



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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INDUSTRIAL SPACE FOR LEASE

**1501 NELSON ROAD
LONGMONT, COLORADO 80501**

Industrial space in central Longmont for lease. 1501 Nelson Road has large open bays with two overhead grade-level doors. The tenant will have access to a shared fenced/secure yard.

[Call us for more information and to set up a tour.](#)



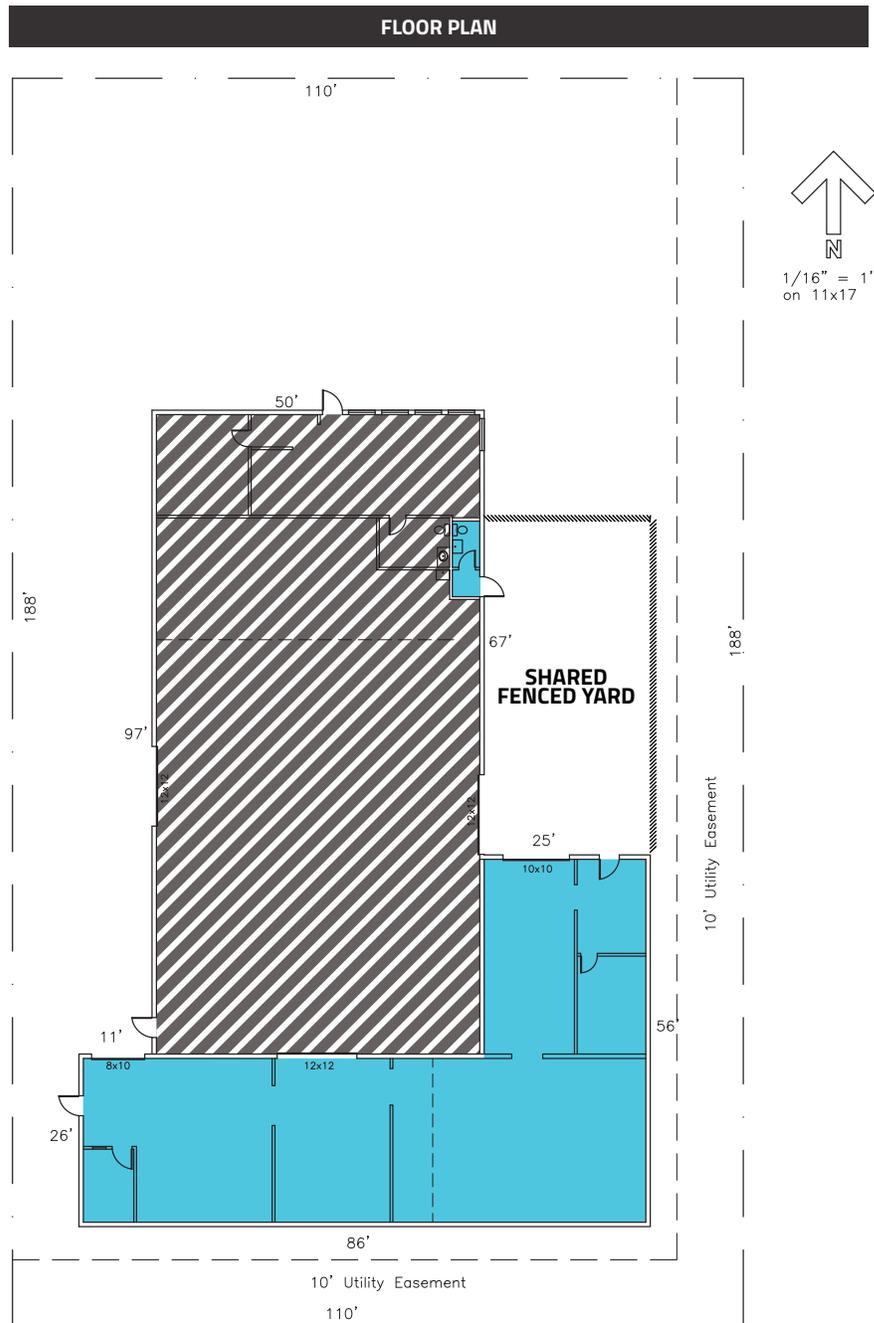
Owned & Operated

TERMS

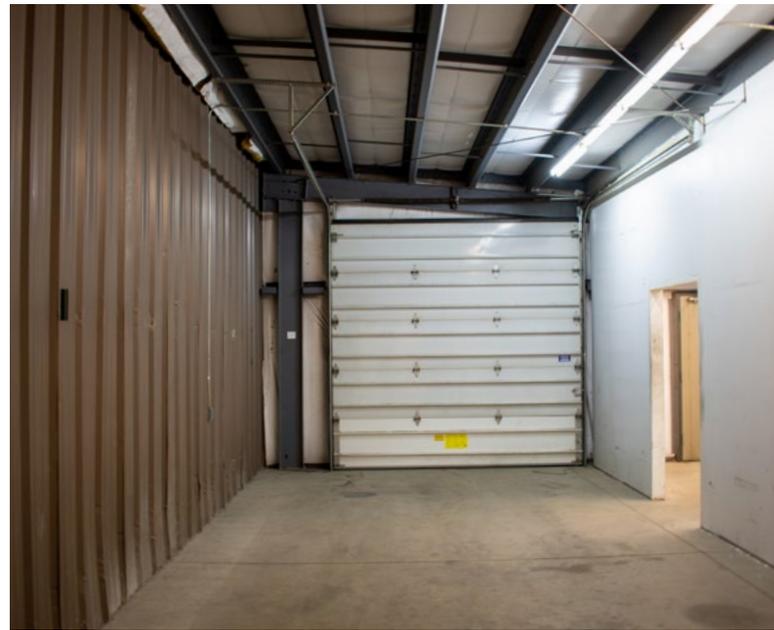
Size:	3,072 SF
Lease Rate:	\$9.50 / SF / NNN
Expenses:	\$6.62 / SF + Utilities (Est. 2025)
Available:	Now

PROPERTY FEATURES

- One exterior 10'x10' grade-level overhead doors
- One exterior 8'x10' grade-level overhead doors
- Plenty of storage
- Shared fenced and secure yard



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