

## FLEX OFFICE WITH YARD FOR LEASE EXCELLENT LOCATION NEAR I-25

10767 TURNER BOULEVARD, LONGMONT, CO 80504



### PROPERTY HIGHLIGHTS

Four private offices, conference room, open office area, reception, and storage. Overhead door with shop area for deliveries or small-scale manufacturing. Yard space is included in the monthly lease rate, and allows for secure, fenced outdoor storage (see aerial map), employee parking, equipment parking, etc. Ideal location for business needing fast access to the northern I-25 corridor. Well suited for an oil and gas, engineering, environmental testing, wholesale or construction company.

- Excellent regional access via Hwy 119 and I-25
- Competitive lease rate
- Yard lease included
- Ample power
- Overhead door (1)

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<b>Building Size:</b>	3,200 RSF + yard
<b>Available:</b>	Immediately
<b>Lease Rate:</b>	\$3,200/Month Modified Gross + utilities
<b>Parking:</b>	On-site
<b>Zoning:</b>	Business Commercial (C-3)

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DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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## PROPERTY PHOTOS



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\* For a complete disclaimer, please see page one of this brochure.

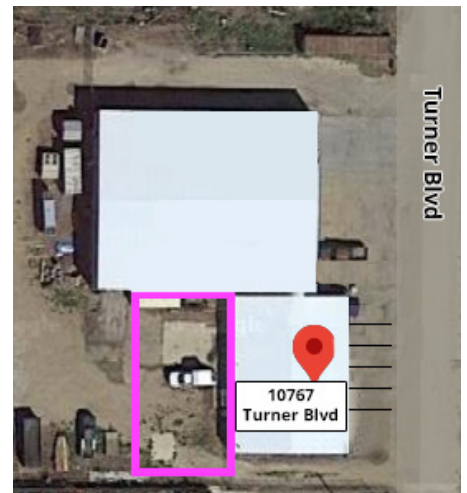
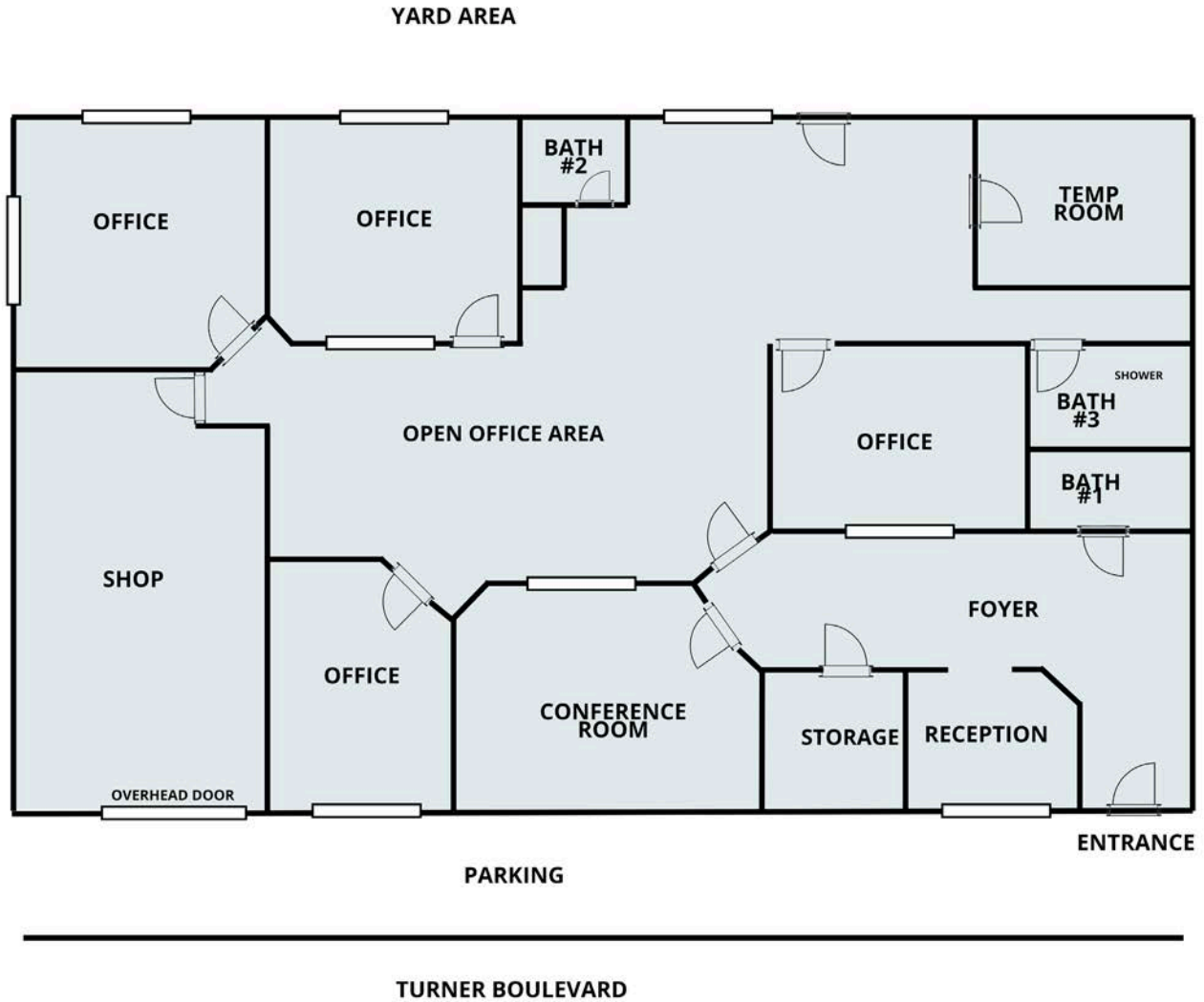
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### PROPERTY FLOOR PLAN



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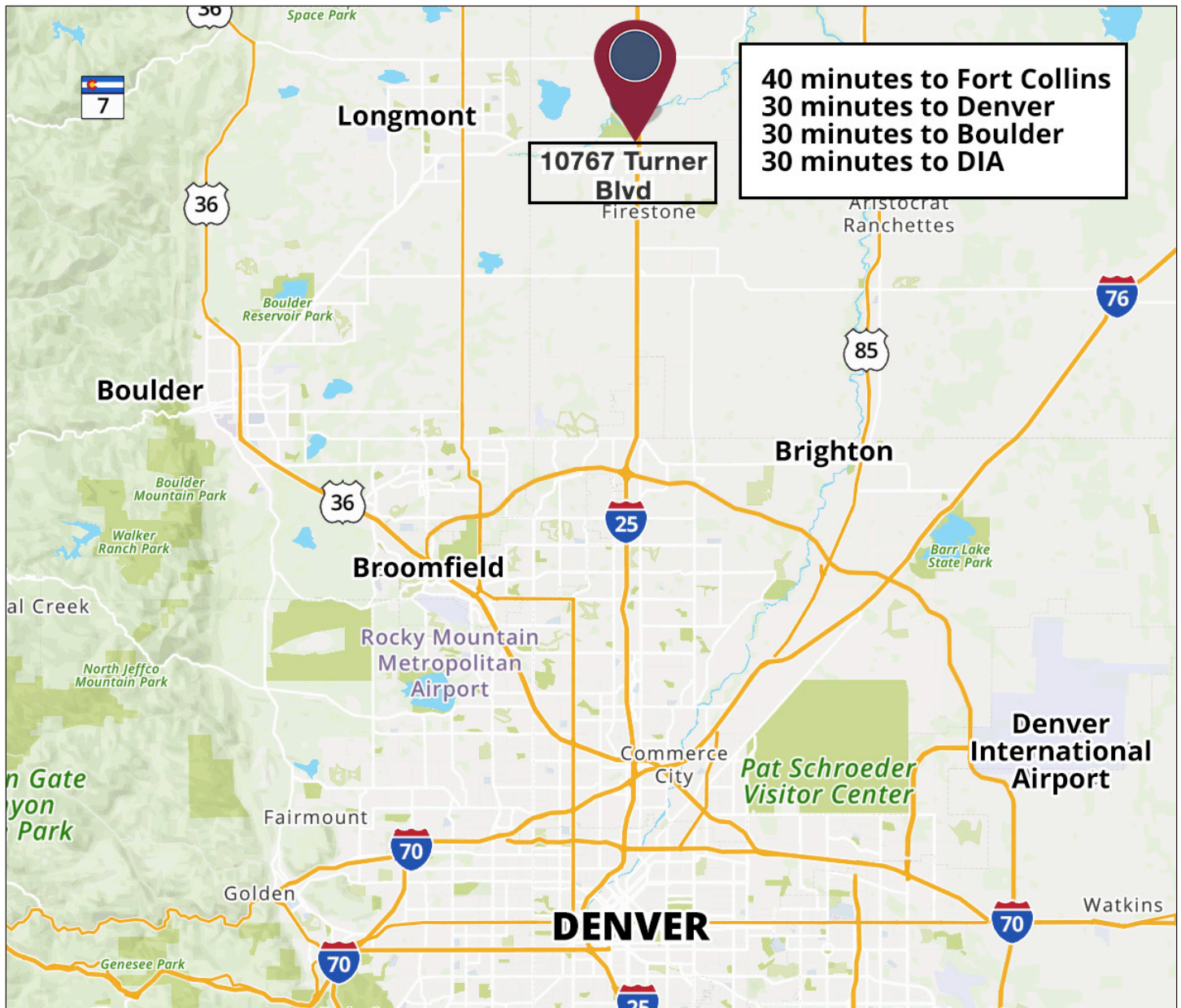
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