



PROPERTY HIGHLIGHTS

Strategically located - this industrial building provides convenient access to the Northern Front Range communities of Fort Collins, Loveland, and Greeley, as well as the Denver/ Boulder Metro Area. Only 30 minutes North to Fort Collins and South to I-70.

Office/industrial users - this is an excellent combination of office/ industrial/lab/warehouse space, providing the perfect setting for companies looking to establish, consolidate, and grow operations in one convenient location. Includes ten private offices, a conference room, lab space, and approximately 6,000 RSF of warehouse with three grade-level doors. Plenty of parking on the property including the potential use/lease of more than 50,000 SF of outdoors level grade, and you can enjoy stunning mountain views.

Square Feet:	11,000 RSF (Approximately)
Lease Rate:	\$11.50/RSF NNN
Expenses:	\$3.55/RSF
Available:	30-45 days notice

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.

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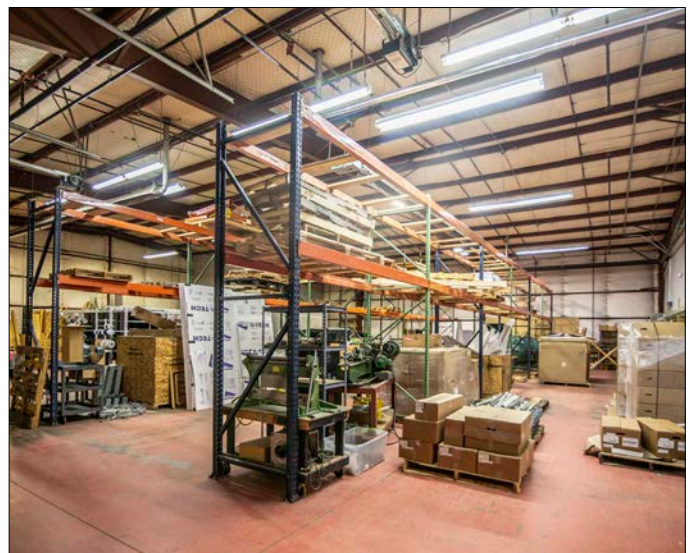
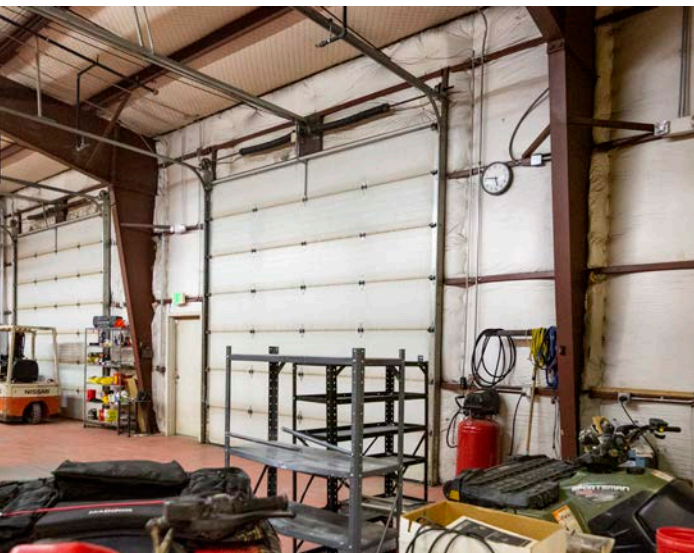
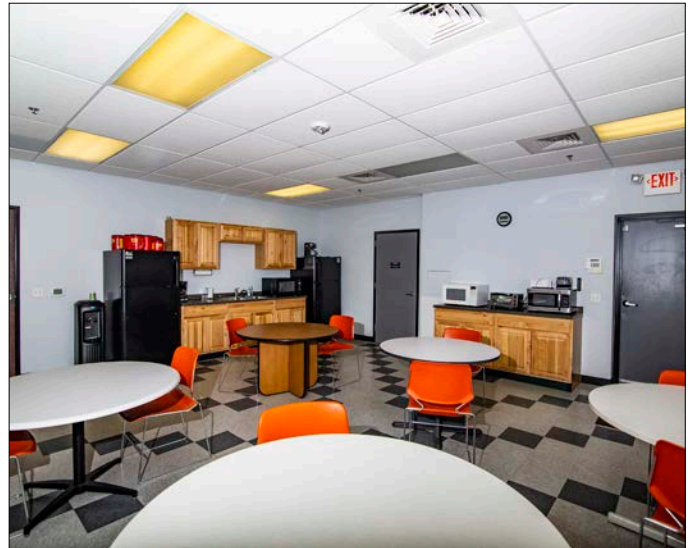
INDUSTRIAL BUILDING FOR LEASE

OFFICE-FLEX-INDUSTRIAL

Colorado
Group

4066 CAMELOT CIRCLE, LONGMONT, CO 80504

PROPERTY PHOTOS



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

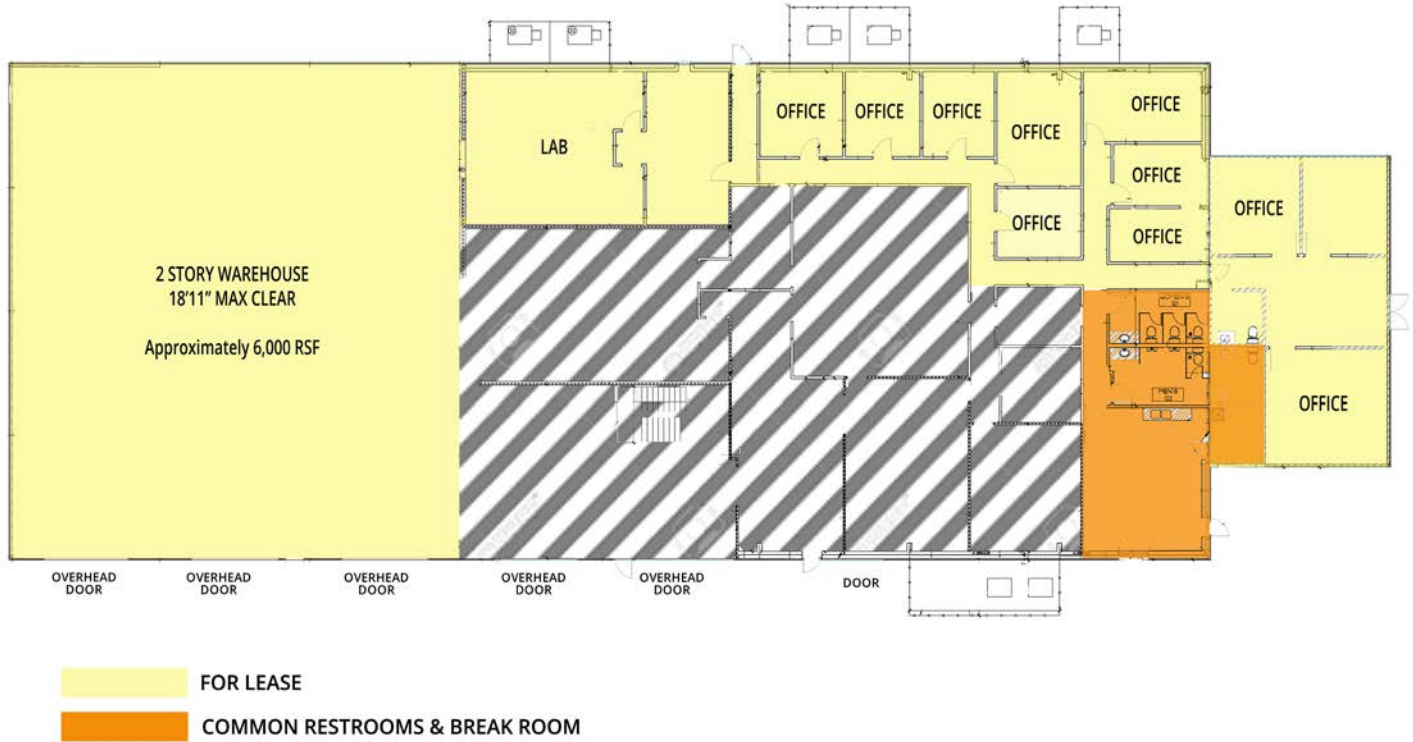
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PROPOSED FLOOR PLAN



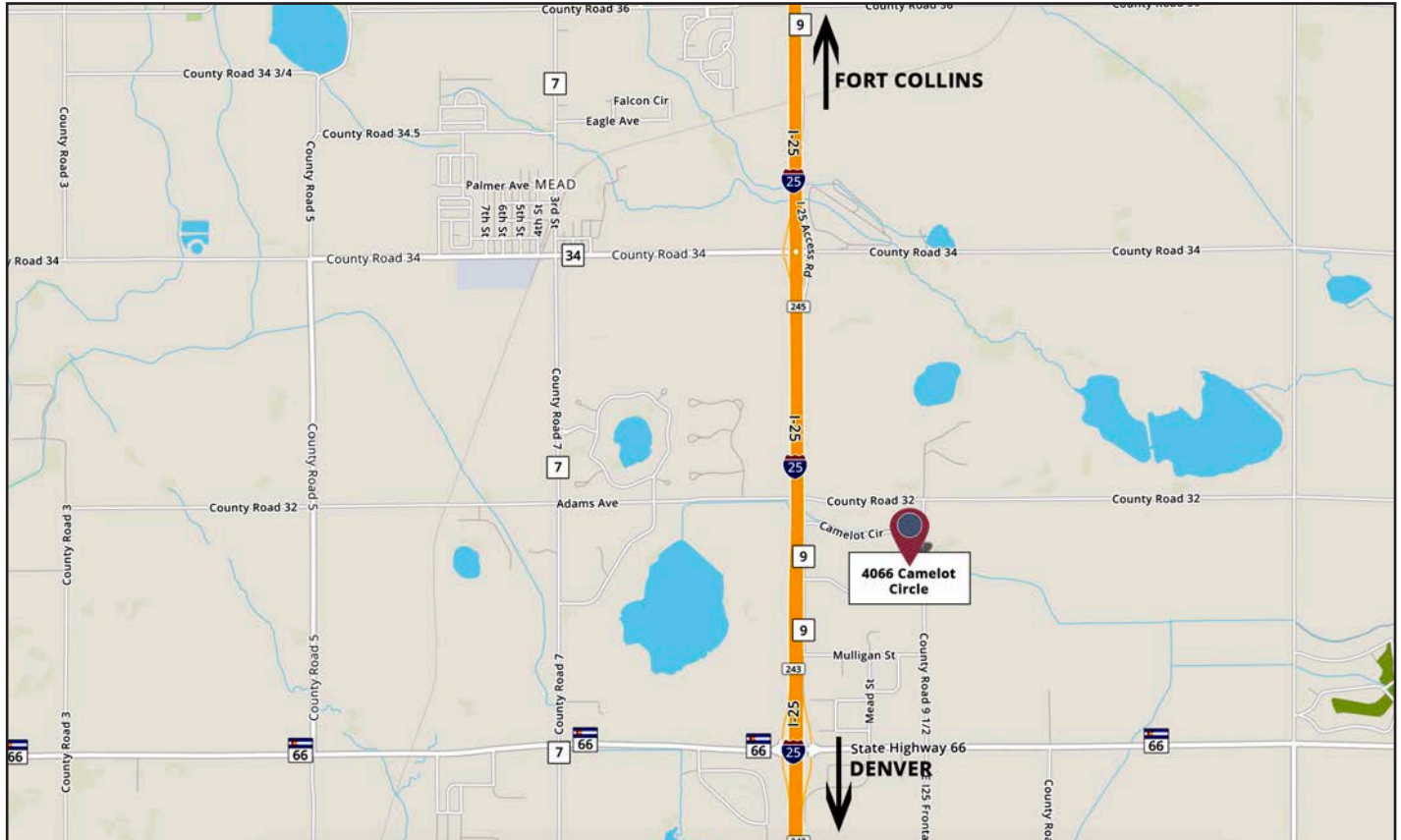
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PROPERTY LOCATION



Excellent Location/Access:

- 4 minutes from I-25
- 10 miles to Central Longmont
- 17 Miles to Central Loveland
- 35 Miles to Central Denver
- 35 Miles to Central Boulder

Directions from I-25 & Hwy 66:

- Head .5 mile east on Hy 66
- Turn left (north) onto County Rd 9 1/2 for .7 mile
- Turn left onto Knights Way
- 4066 Camelot Circle is building on the right



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