

# NEW FOOD PRODUCTION FACILITY SPACE FOR LEASE

1725 SKYWAY DRIVE, LONGMONT, CO 80504



## PROPERTY HIGHLIGHTS

### Brand New Food Production/Storage/Freezer/Refrigerator Facility

Collaborate with several natural food industry leaders in neighboring building by joining Bhakti Chai, Veggie Go, Keen One Quinoa, Pie in the Sky, Fiona's Natural Foods, BellaVia Gluten Free, Outrageous Baking, Native Jack Nitro Coffee, Kim & Jake's Cakes, and 7X Beef at this state of the art food production and storage facility. Freezer storage space, shared conference/office/break room, locker rooms and loading docks, located just off I-25. Clear heights of 16'. Spaces delivered with sealed concrete floors, overhead doors, water/gas lines, electrical panel, FRP on walls, floor drains, sink, LED lights and more.

#### SPACE AVAILABLE:

Production:	Currently 100% leased
Refrigerator:	40 Pallet Spaces
Lease Rate:	\$50.00/Pallet/Month Gross
Dry Goods:	50 Pallet Spaces
Lease Rate:	\$21.50/Pallet/Month Gross
Date Available:	Immediately

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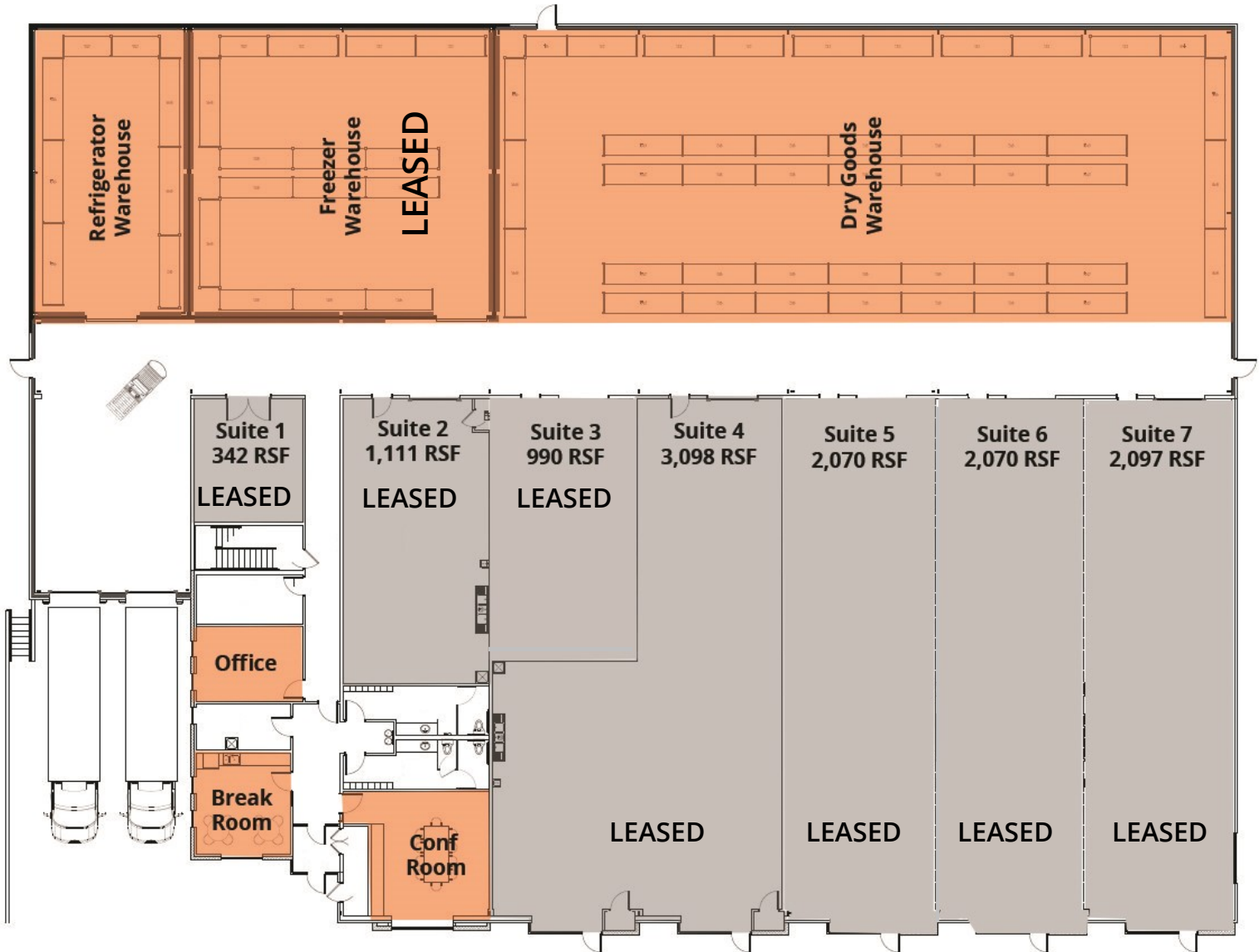
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## PROPERTY INFORMATION

1725 Skyway Drive  
Floor Plan



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PROPERTY **INFORMATION**

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Details of Space

We will be providing each production space with:

- Insulated walls with FRP
- A built in electrical panel
- A gas line stubbed through the ceiling of the space
- A water line stubbed into the space near the hallway
- 1 floor drain per 1000 SF
- 1 floor sink suitable for installation of a triple sink above
- LED ceiling lights
- Burnished and sealed concrete floor
- Overhead door towards warehouse
- Man door towards warehouse
- Man door from the exterior directly into your space



**PROPERTY INFORMATION**

Neighboring building tenants



Distance to:	
I - 25	2.7 miles
Downtown Longmont	5 miles
Boulder	16 miles
Downtown Denver	32 miles
DIA	39 miles

