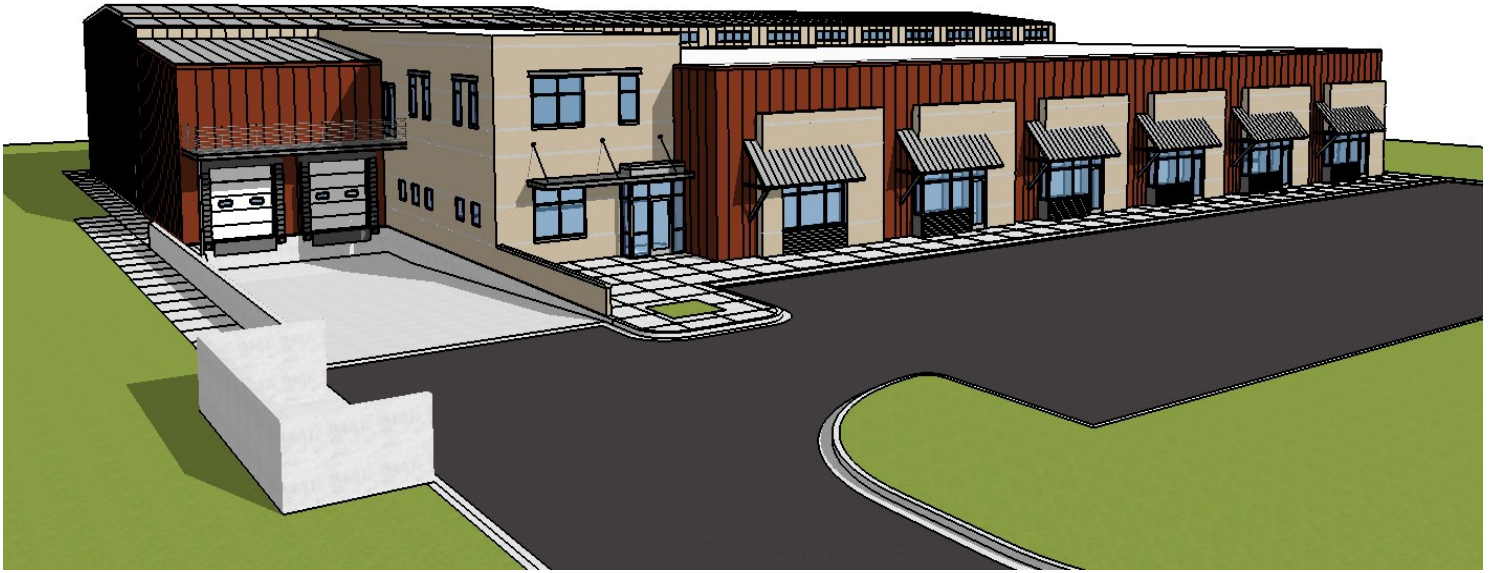


NEW FOOD PRODUCTION FACILITY SPACE FOR LEASE

1689 SKYWAY DRIVE, LONGMONT, CO 80504



PROPERTY HIGHLIGHTS

Brand New Food Production/Storage/Freezer/Refrigerator Facility

Third building in the complex - planned for early 2020 delivery. 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, 7X Beef, Chiporro, Food For Function and Elite Health Partners 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 concrete floors, overhead doors, water/gas lines, electrical panel, FRP on walls, floor drains, sink, LED lights and more.

Square Feet: 324 - 11,436 RSF
Lease Rate: \$14.00/RSF NNN
Expenses: \$3.50/RSF (estimate)
Lease Term: 3-5 years
Estimated Delivery: Early 2020

* Tenant required to rent additional on-site dry good warehouse facilities. In addition to production space, tenants will have conference room, break room and bathroom amenities. Freezer and refrigerator space is also available.

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DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

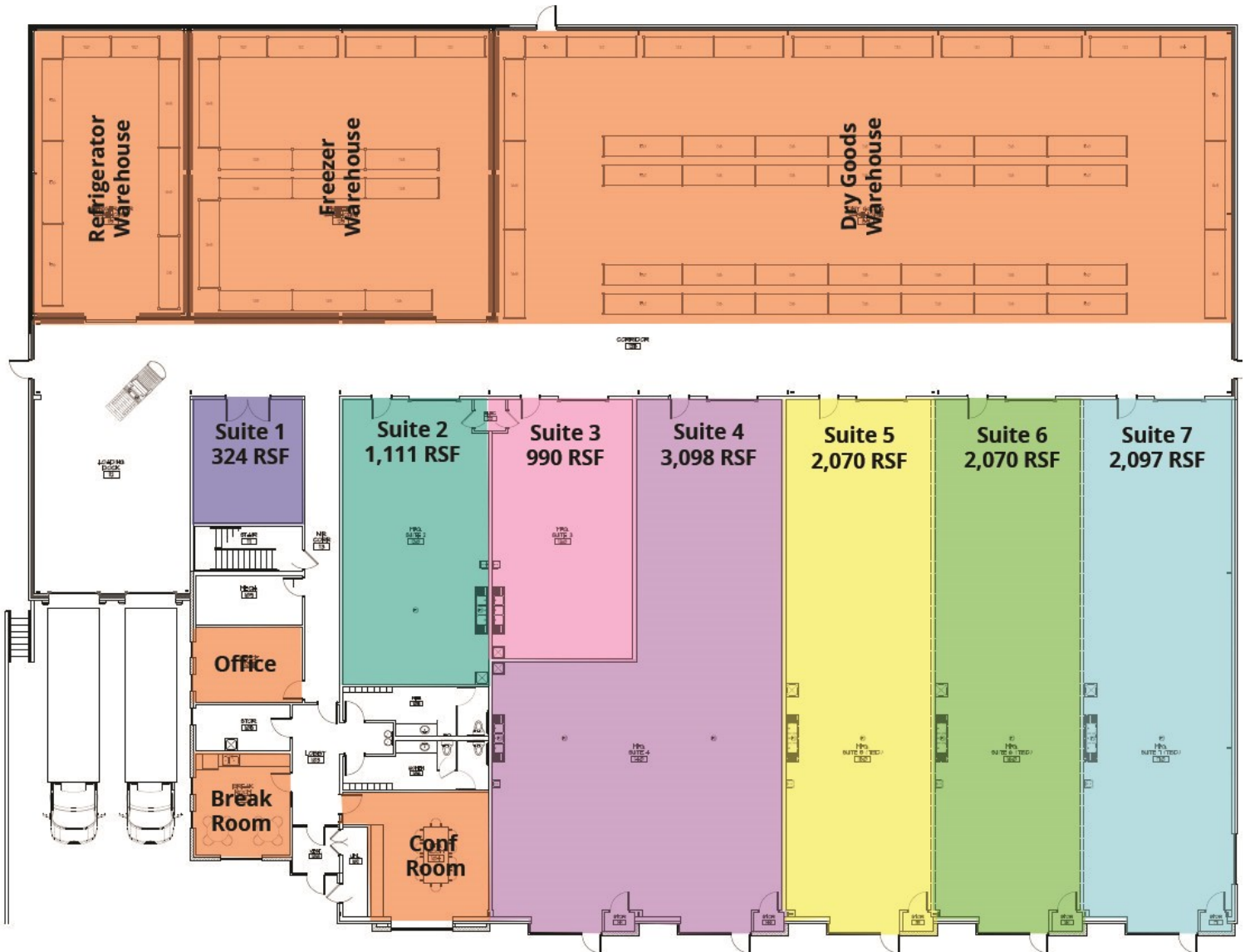
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PROPERTY INFORMATION

1689 Skyway Drive
Tentative Floor Plan



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PROPERTY **INFORMATION**

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
- Overhead door towards warehouse
- Man door towards warehouse
- Man door from the exterior directly into your space



* Renderings for visual purpose and subject to change



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

