



### PROPERTY HIGHLIGHTS

**Great industrial and office space located in the heart of Longmont** in close proximity to Ken Pratt Blvd and numerous personal services. The available space features grade level overhead doors, 3-phase power and a fenced storage lot. Mixed industrial zoning offers a wide variety of uses including, but not limited to financial services, medical/dental clinics, professional office, rental equipment, veterinary clinic, business services, live/work and much more. Professional and local property management.

- Fenced Storage Lot
- Mixed-Use Zoning
- 277/480 V
- Grade Level Overhead Doors
- 3-Phase Power
- 800 amp

**Space Available:** 5,879 RSF  
**Lease Rate:** \$9.50/RSF NNN  
**Available:** Immediately  
**Expenses:** \$4.80/RSF

**Storage Lot:** 12,000 SF  
**Lot Lease Rate:** Negotiable

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

**Jason Kruse, CCIM**  
 Principal/Broker Associate  
 303.449.2131 ext 149  
[jason@coloradogroup.com](mailto:jason@coloradogroup.com)

**Micah Loeb**  
 Broker Associate  
 303.449.2131 ext 127  
[micah@coloradogroup.com](mailto:micah@coloradogroup.com)

**The Colorado Group, Inc**  
 3434 47th St, Suite 220  
 Boulder, CO 80301  
 303.449.2131  
[www.coloradogroup.com](http://www.coloradogroup.com)

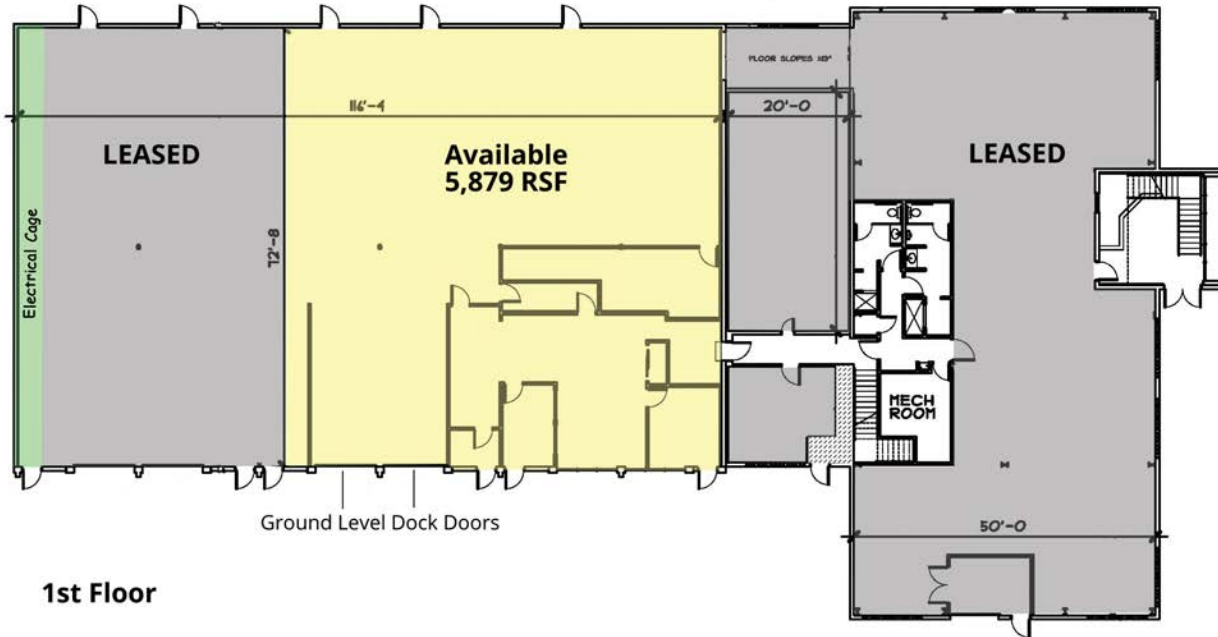
# INDUSTRIAL/OFFICE SPACE FOR LEASE

## MIXED INDUSTRIAL ZONING

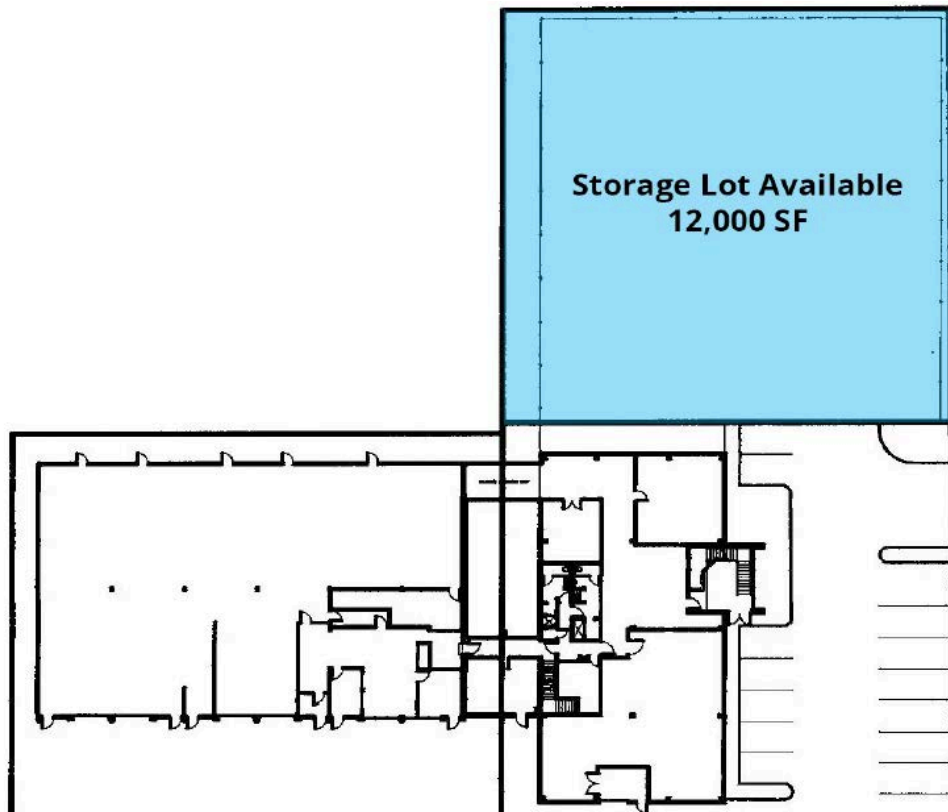
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204 S. BOWEN STREET, LONGMONT 80501

### PROPERTY FLOOR PLAN



1st Floor





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## PROPERTY PHOTOS



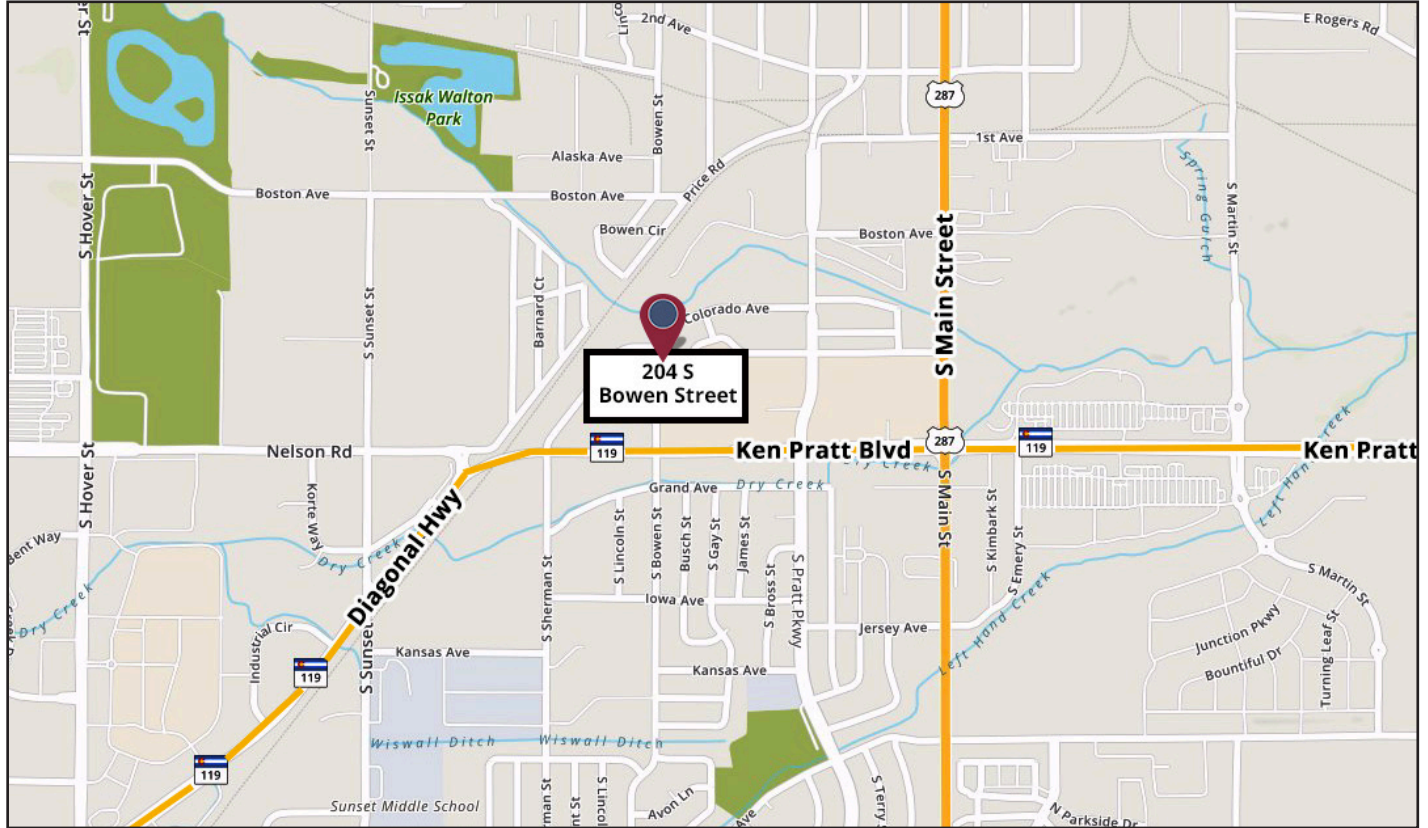
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### PROPERTY LOCATION



### PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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