



## MANUFACTURING SPACE FOR LEASE

150 MARTIN STREET  
LONGMONT, CO 80501

### PROPERTY HIGHLIGHTS

**Manufacturing Building in Central Longmont just south of 3rd on Martin Street.** Heavy power with clean production floor and bright office spaces. Separate warehouse can be leased as dry storage. Building A is 18,500 SF - main production and office. Building B is 5,348 with 1,500 SF of production space and 3,848 SF of dry storage area. Fenced yard that can accommodate trailer parking. Clear height 14' with total of 4 grade level doors.

- Clean Manufacturing Building with Heavy Power
- Central Longmont location with access from 3rd Avenue and Highway 119
- Building A Sprinklered with AC in office and Pear ventilation fans in production area
- 14' Clear Height
- Grade level overhead doors

|                          |                                    |
|--------------------------|------------------------------------|
| <b>Building Size</b>     | 23,848 RSF                         |
| <b>Minimum Divisible</b> | 3,848 RSF                          |
| <b>Lease Rate</b>        | \$10.00/RSF NNN                    |
| <b>Expenses (Est)</b>    | \$3.00/RSF                         |
| <b>Lease Term</b>        | 3-5 Years                          |
| <b>Parking</b>           | 20 auto & additional truck parking |

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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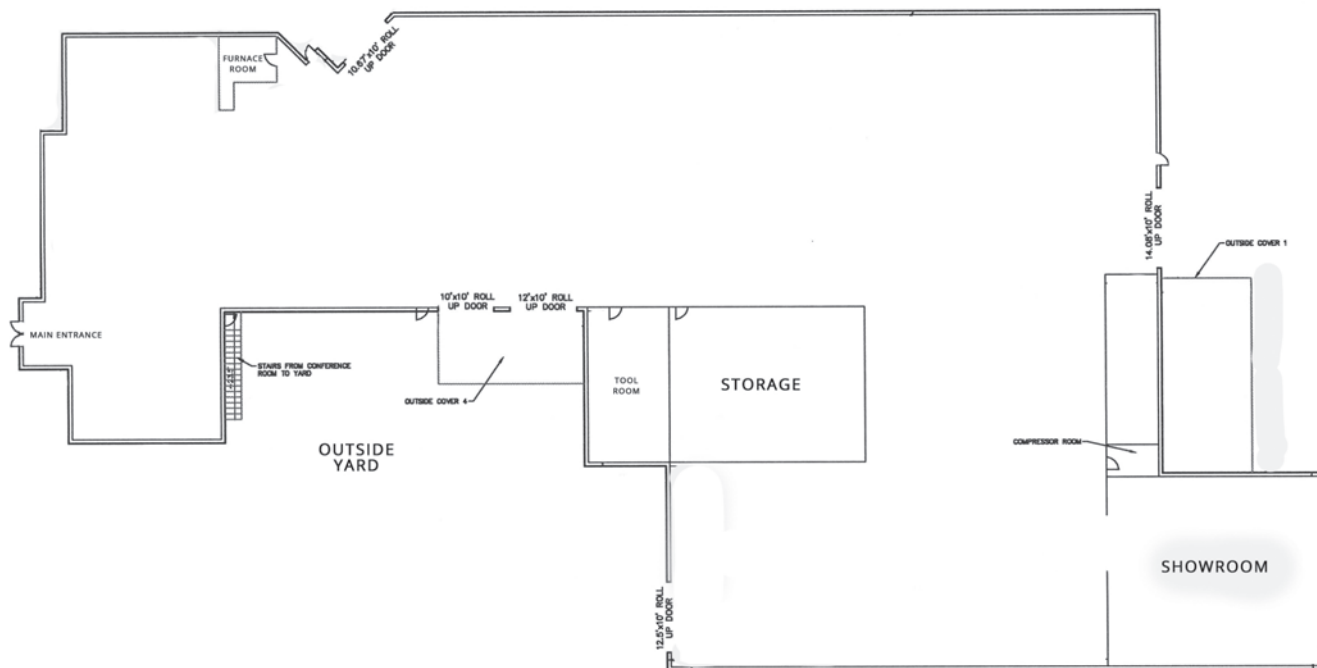
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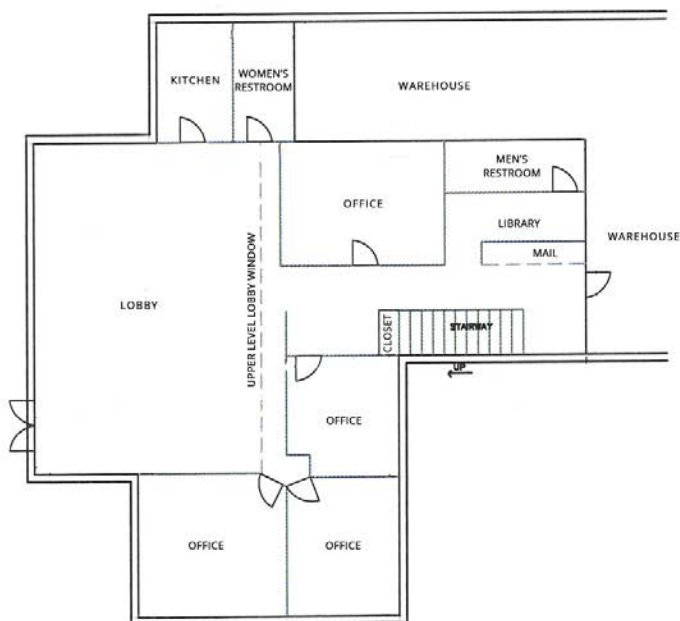
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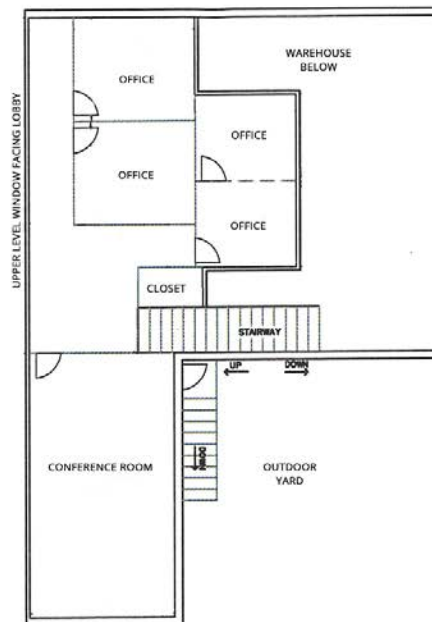
## PROPERTY FLOOR PLAN



150 MARTIN LOWER LEVEL OFFICES



150 MARTIN UPPER LEVEL OFFICES/CONFERENCE ROOM

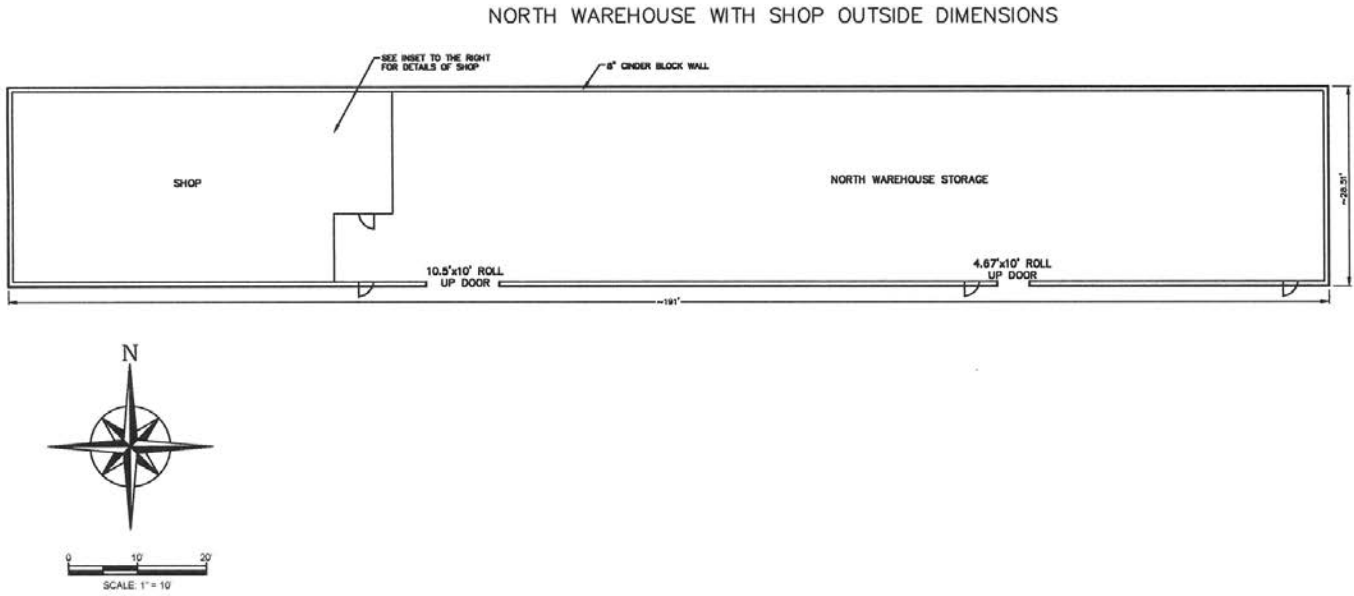


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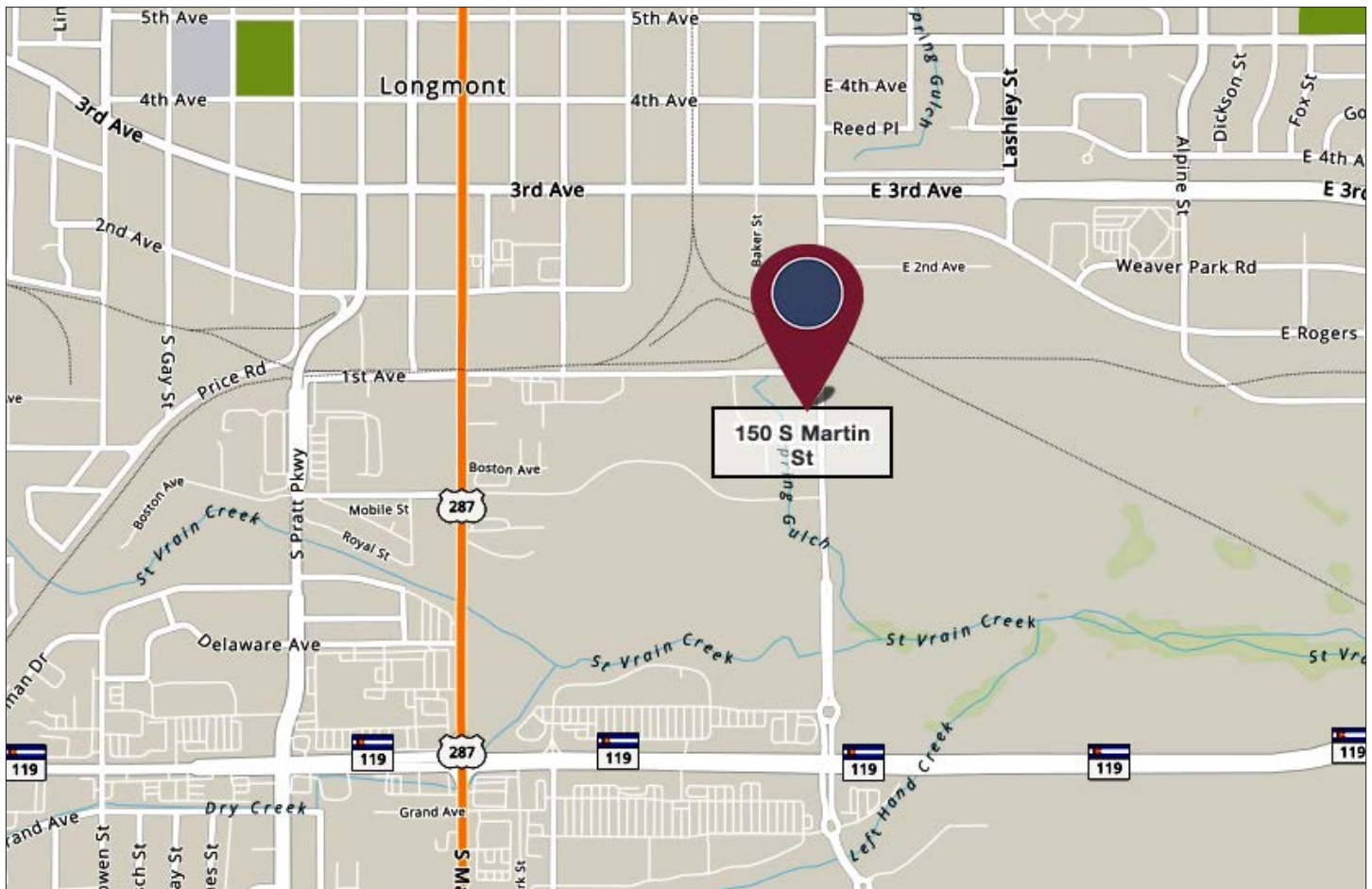
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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