



INDUSTRIAL / RETAIL SPACE FOR SALE/LEASE

826 S. SHERMAN STREET
LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Great industrial-wholesale retail space in central Longmont. This space was previously occupied by an electrical distributor and is perfect for a contractor. 1,000 square feet of office-showroom and reception counter. The balance of the space is warehouse with approximately 5,000sf attached and behind the 1,000sf office/showroom and an additional +/-3,250sf in a separate building along the rear of the property. Both properties sit on one parcel in Boulder County, but have separate delivery addresses.

- Dock and grade level loading
- 600 AMP + 120/208 3 phase power
- Gas, water and sewer to both buildings
- Easy access to Ken Pratt Blvd & Hwy 287

Building Size	9,450 SF
Site Size	.45 Acres
Sale Price	\$2,127,250 (\$225/SF)
Lease Rate	\$13.00/RSF NNN
Expenses (Est)	\$5.10/RSF
Zoning	MU-E
Available	Immediately
Parking	On-site and street parking

Some permitted uses are*	
Fitness/Gym	Vet clinic
Brewery	Commercial Kitchen
Art Studio	Laundry
Retail sales	Equipment sales, rental or repair
Manufacturing	Light industrial
Nursery	Printing or publishing
Warehouse/storage	Wholesale trade

*Tenant to confirm with the City of Longmont

CONTACT US

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PROPERTY LOCATION