



INDUSTRIAL / RETAIL SPACE FOR 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 two grade-level doors and one dock-high door.

- Dock and grade level loading
- Easy access to Ken Pratt Blvd and Hwy 287
- Retail showroom with larger counter
- Local ownership with professional management
- Clean warehouse space
- 600 amp service, 480 - 3 phase power

Building Size	6,250 RSF
Site Size	.45 Acres
Lease Rate	\$13.00/RSF NNN
Expenses (Est)	\$5.10/RSF
Zoning	MU-E
Available	November 1, 2021
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

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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Colorado Group



PROPERTY LOCATION

DELI ZONE BREAKFAST • LUNCH • DINNER

LAMARIPOSA RESTAURANT & MARGARITA HOUSE

OfficeMax

SAFEMWAY

CHIPOTLE MEXICAN GRILL

STARBUCKS COFFEE

B BOUTIQUE BAKERY BREADS

CAMP BOW WOW

NOMADIC

Le Peep Breakfast Brunch+Lunch

HOME 2 SUITES BY HILTON

Saigon Xpress Vietnamese Soup & Grill

BREEZE THRU CAR WASH