



PROPERTY HIGHLIGHTS

Need commercial kitchen space but not full time? Share space at this state of the art facility with a nationally recognized brand of gluten-free baking products. Incoming Tenant will have access to the 3,190 SF production space and 9 warehouse pallets along with specialized baking equipment and will have the option to lease warehouse pallets, cooler pallets, and freezer pallets separately by the Landlord. Freezer storage space has 27-32 ft. clear height with ability to rack 3-4 pallets high. Tenant also shares conference/office/break room, locker rooms and loading docks.

This is a shared production space with Outrageous Bakery who is certified gluten free. **Incoming Tenant must be gluten free**, but is not required to be certified.

Also available for fewer hours at a reduced rate.

HOURS OF AVAILABILITY

- 12:00 AM Thursday – 11:00 PM Monday
- Friday and Monday the kitchen will be shared with current Tenant
- Incoming Tenant has ability to use the baking space all day Friday
- Incoming Tenant has ability to use the packaging/shipping space all day Monday, but no access to baking space

FFE AVAILABLE TO TENANT

- Two double rack ovens
- Steam Kettle
- Two 100 quart Varimixers
- One Robot Coupe Food Processor
- 20 Speed racks for ovens
- 100 sheet pans
- Sinks
- Tables
- Compressor
- Forklift

Suite 35

Production Space: ~3,190 SF
Warehouse Space: 9 pallets
Lease Rate: \$3,490/Month Gross + utilities
Available: Immediately
Lease Term: Flexible

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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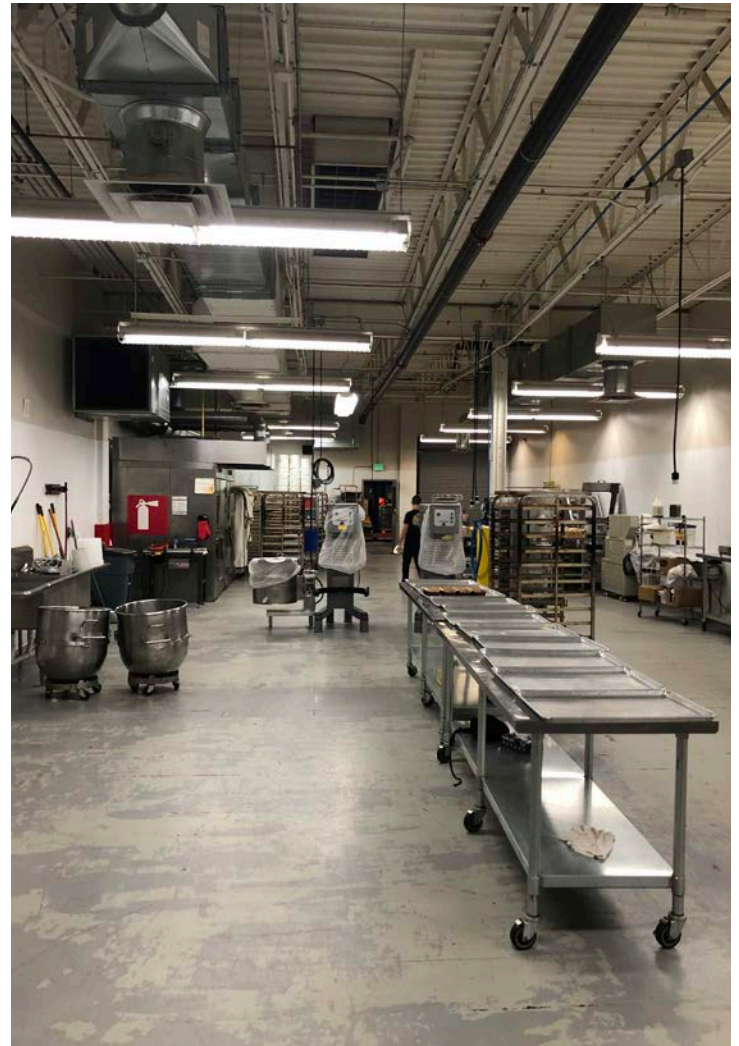
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PART TIME COMMERCIAL KITCHEN SPACE FOR SUBLEASE

Colorado
Group

1845 SKYWAY DRIVE, SUITE 35, LONGMONT, CO 80504

PROPERTY PHOTOS



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

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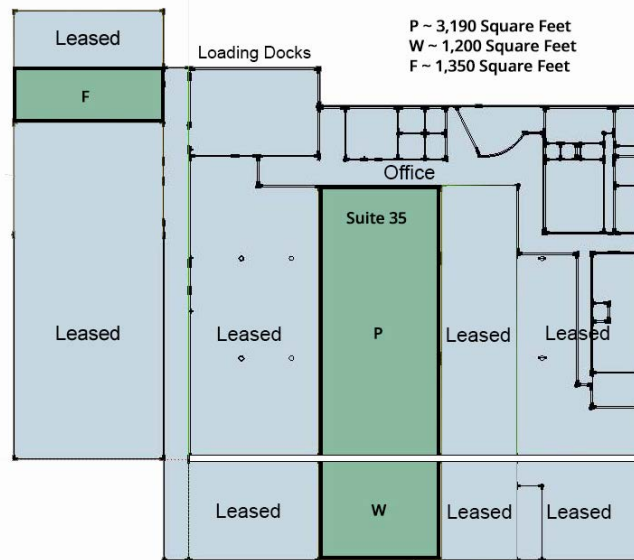
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FOOD TENANTS

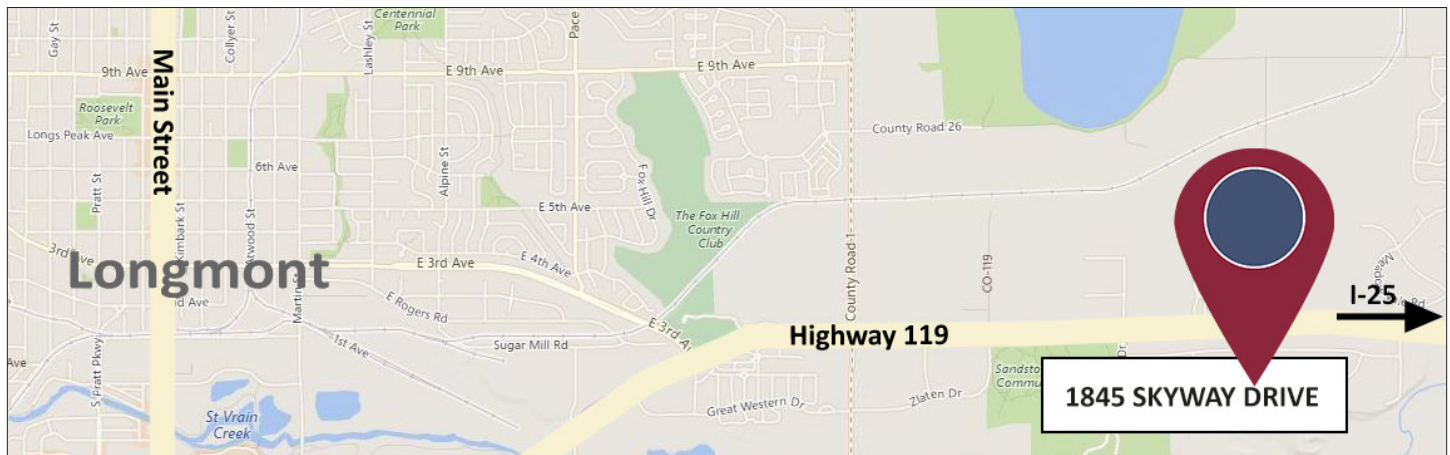
Neighboring building tenants

Distance to:	
I - 25	2.7 miles
Downtown Longmont	5 miles
Boulder	16 miles
Downtown Denver	32 miles
DIA	39 miles

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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