



**Prudential**

**Rocky Mountain,  
REALTORS®**

**Commercial Real Estate  
Department**

An Independently Owned and Operated Member  
of Prudential Real Estate Affiliates, Inc.

**Ken Kanemoto, CCIM**

**For Lease**  
**Retail/Warehouse**  
**6,050 Sq Ft**

611 2nd Avenue  
Longmont, CO 80501



**6,050 sq. ft. retail/warehouse space in remodeled historic building in Downtown Business District. There is approximately 1,800 sq. ft. of showroom/retail space and 4,200 sq. ft. of warehouse space on the main floor. Newer windows and siding have been installed. Space can be leased separately or together.**

**Size: 6,050 sq. ft.**

**Construction: Masonry Building**

**Zoning: MI (Mixed Industrial)**

**Parking: Additional parking easement in adjacent lot**

**Lease Rate: \$8.00/sq. ft. MG for the showroom/retail area**  
**\$6.00/sq. ft. MG for the warehouse area**

**Contact: Ken Kanemoto, CCIM Phone: (303)772-2222**  
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**See more information at [www.LongmontCommercial.com](http://www.LongmontCommercial.com)**