



Prudential

**Rocky Mountain,
REALTORS®**

**Ken Kanemoto, CCIM
Commercial Real Estate Department**

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

**FOR LEASE
INDUSTRIAL CONDO
2,040 sq. ft.**

**1840 Skyway Drive
Unit C
Longmont, CO**



Attractive, newly completed industrial/flex condo at Skyway Commercial Center. Easy access off Highway 119 in Vista Commercial Center. Approximately 2 miles from Longmont, 2.5 miles from I-25. 2,100 sq. ft. with 720 sq. ft. of office finish. 12'x12' overhead door and 200 amps, 3 phase power.

SQ FT AVAILABLE: 2,040

BLDG CONSTR: Attractive Masonry, Steel rear wall

HEATING: Gas Overhead Heater and forced air furnace

OH DOORS: 12' x 12'

LEASE RATE: \$5.50sq. ft. (\$935.00/mo.) plus NNN

NNN expenses: Approximately \$2.25/ sq. ft./yr

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