

FOR LEASE

6,864 sq ft Commercial-Industrial Building

1444 Vista View, Longmont, CO 80501



This property is in new condition! 6,864 sq ft former automotive tire building. Zoning allows most commercial/industrial uses. Also includes a 4,600 sq ft enclosed outside yard for storage, auto exhaust system, air distribution lines, nice kitchen/break area, floor drain, A/C in office and showroom, and evaporative cooling in the warehouse/production/garage area. The property is nicely landscaped with a large lot with room to add an addition to the building. Property is located in Vista Commercial Center between Longmont & I-25 (2.5 mi from I-25 and 1/2 mi to Longmont city limits) and located near the Chevrolet and also the Saturn dealerships.

Bldg size: 6,864 sq ft	Year Built: 2004	Ceiling ht: 15'
Lot Size: 1.36 acres	Zoning: PUD C-3 & I-1	
Overhead doors: 3 (two 14' plus a 12' overhead door)		
Lease rate \$8.75/sq ft NNN (\$5,005/mo - base rent)		
Expenses: Estimated at \$2.99/ sq ft		

**PRICE
REDUCED!!**

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