

FOR SALE or LEASE

16,195 sq ft Retail/Showroom Building w/ I-25 Exposure
4100 So. Valley Drive, Longmont, CO 80504



I-25 exposure at the new State Hwy 66 intersection. The 16,195 sq ft building has approximately 7,500 sq ft of showroom and parts department. Includes mezzanine offices, large shop area, warehouse area, employee lounge, large lighted parking lot and fenced-in storage area. The attractive building has fire sprinklers, 2 overhead doors, lots of glass, and is nicely finished. Previously used as a dealership for motorcycles, ATV's, and snowmobiles.

Building Size: 16,195 sq ft
Lot Size: 1.87 Acres
Age: 1997
Lease Rate: \$4.95/sq ft NNN

Parking Spaces: Approx. 58
Zoning: Industrial
Price: **\$899,000**

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