



**Prudential**  
**Rocky Mountain,**  
**REALTORS®**

## Commercial Real Estate Department

Ken Kanemoto, CCIM & Cherie Kanemoto

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

**For Sale**  
**16,090 Sq. Ft.**  
**Industrial Bldg**



**4104 Weld County Road 22, Longmont, CO 80504**  
(On I-25 Frontage Road)

Versatile industrial building on the I-25 Corridor in Del Camino. The building is designed to accommodate many industrial, manufacturing and R & D uses. Approximately 11,000 sq ft of production area is equipped with air conditioning, sprinklers, a vented exhaust system, a machine shop area and large employee lunch/break area. The approximately 5,000 sq ft of nicely finished office area includes four restrooms, a reception area, showroom or cubicle space, individual offices, and copy/work area. 42 parking spaces surround building. The building sits on 3.42 acres, and includes extra land out front that could be utilized for another future building.

<b>Bldg. Size:</b>	<b>16,090 Square Feet ( with extra land for expansion )</b>
<b>Zoning:</b>	<b>PUD-C (Weld County)</b>
<b>Lot Size:</b>	<b>3.42 acres</b>
<b>Construction:</b>	<b>Masonry, built in 1997</b>
<b>Doors</b>	<b>Two overhead doors</b>
<b>Ceiling Height:</b>	<b>13' in production area</b>
<b>Power:</b>	<b>220V and 480V available, 3 Phase power</b>
<b>Heating and Air:</b>	<b>HVAC throughout</b>
<b>Sprinklered:</b>	<b>Fire Sprinklers throughout building</b>
<b>Price:</b>	<b>\$1,250,000</b>

Prudential, Rocky Mountain Realtors, 275 So. Main Street, Longmont, Colorado 80501

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# Location Map

