

# FOR LEASE

## Industrial Building w/ Bays

1877 Vista View Drive, Longmont, CO



Beautiful, well built 6,037 sq ft industrial building built in 2005 with additional 640 sq ft of mezzanine storage all on large 1.93ac enclosed lot. Large 4 bay shop or production area with floor built for heavy loads. Six 14ft overhead doors and floor drains. Over 2,000 sq ft of impressive offices, break area with kitchen - all with lots of windows . Lots of concrete paving around the yard. Great for contractors or automotive to heavy equipment business. Located between Longmont and I-25 in Vista Commercial Center.

<b>Bldg Size:</b>	<b>6,037 sq. ft.</b>	<b>Lot Size:</b>	<b>1.93</b>
<b>Zoning:</b>	<b>PUD C-3 &amp; I-1</b>	<b>Age:</b>	<b>Built 2000</b>
<b>Lease Rate:</b>	<b>\$6.50/sq. ft. NNN</b>	<b>Expenses:</b>	<b>\$2.55/sq ft</b>

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