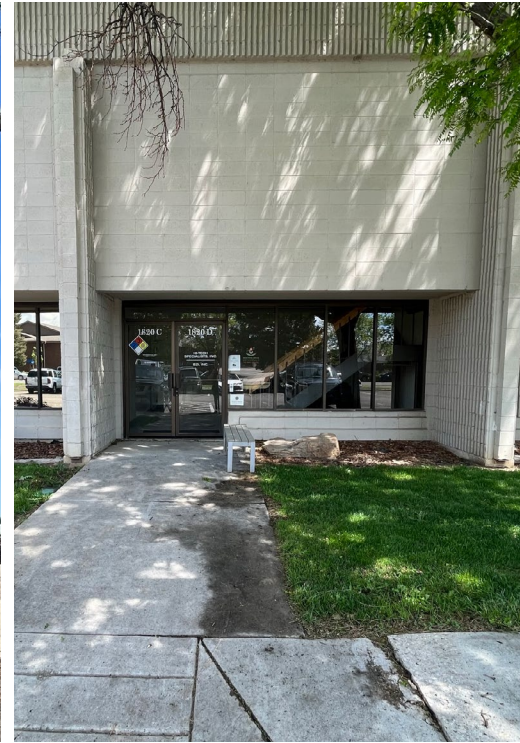


FOR LEASE

# 1820 INDUSTRIAL CIRCLE

SUITE B | LONGMONT, COLORADO 80501



## 4,797 SF INDUSTRIAL COMMISSARY KITCHEN FOR LEASE LEASE RATE: \$16.00/SF NNN | NNN EXPENSES: \$6.17/SF

Discover this perfect space for industrial commissary kitchen use. With a spacious paved yard offering ample outside storage, shared dock access, and one interior overhead doors, you'll have all the resources needed for smooth operations. Enjoy added perks like a private bathroom, a shared bathroom with shower access, an industrial refrigerator, and the option for eye-catching monument signage, all within a generous 14' clear height space.

### PROPERTY HIGHLIGHTS

- Paved yard with outside storage available
- Includes shared dock access and 2 overhead doors
  - 1 overhead door 10' x 8' exterior overhead door
  - 10' x 10' interior overhead door
- Industrial refrigerator and freezer
- Monument signage available
- Type 2 bake hood
- Grease trap

### PROPERTY DETAILS

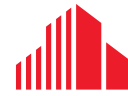
<b>YOC/YOR</b>	1979/2008
<b>Clear Height</b>	14'
<b>Power</b>	3-phase 208 V
<b>Parking</b>	3.7 spaces: 1,000 SF
<b>Zoning</b>	<a href="#">MU-R - Mixed Use Regional Center</a>



FOR LEASE

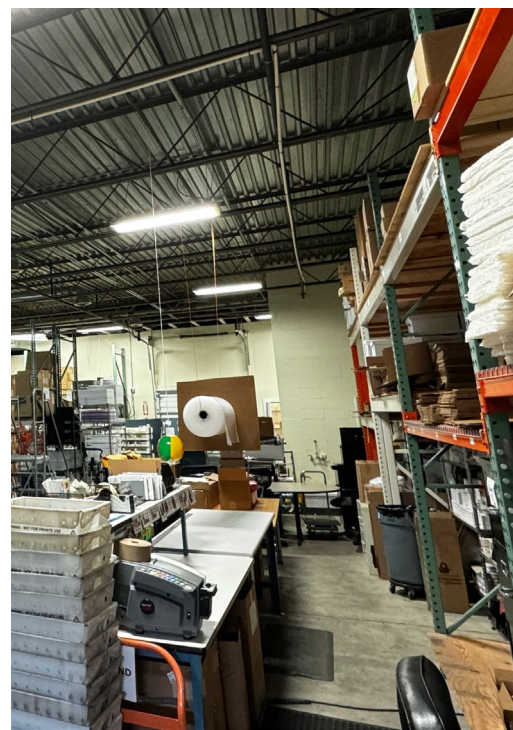
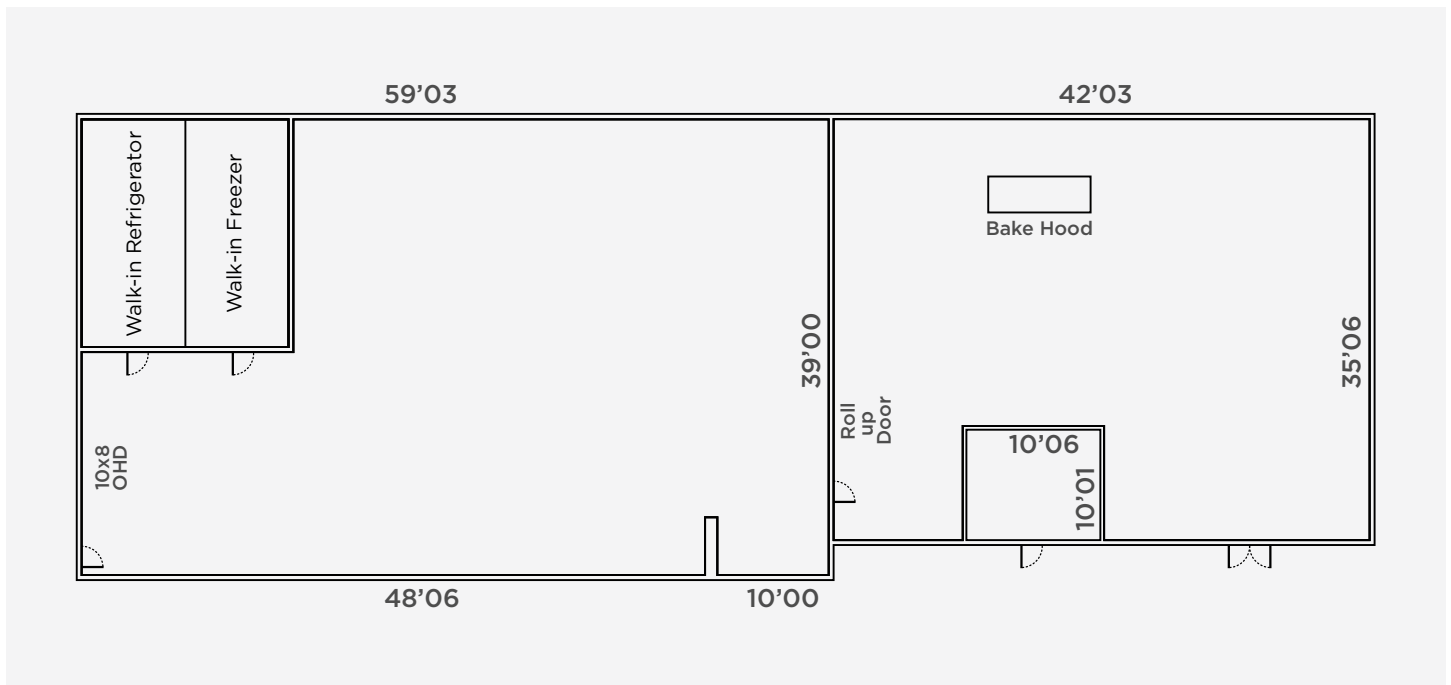
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CUSHMAN &  
WAKEFIELD

## SITE PLAN





FOR LEASE

# 1820 INDUSTRIAL CIRCLE

SUITE B | LONGMONT, COLORADO 80501



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