

1650 SKYWAY DRIVE UNIT A | LONGMONT, COLORADO 80504

NEAR I-25 & 119 INTERCHANGE



INDUSTRIAL/FLEX SPACE FOR SUBLEASE SUBLEASE RATE: \$16.75/SF NNN | NNN: \$6.72/SF

1650 Skyway, Unit A offers a blend of functionality & convenience. This versatile industrial/flex property offers a fully conditioned warehouse, open lab area and office areas with private restrooms, making it ideal for a variety of business needs. A combination of dock high and grade level loading make the warehouse widely accessible. Strategically located near Interstate 25, Highway 287, and local amenities, ensures easy access, convenience and flexibility. *Sublease expires December 31, 2030.*

Available Size	10,000 SF
Loading	Dock-High with Leveler & Pallet Scale
Power	400v / 1,200 amp (dedicated transformer)
Highlights	Acrylic-Sealed Floors Full HVAC Air Line Sprinklered
Zoning	Industrial/Commercial PUD, Weld County
Location	Convenient access to I-25, Hwy 287 & Hwy 119



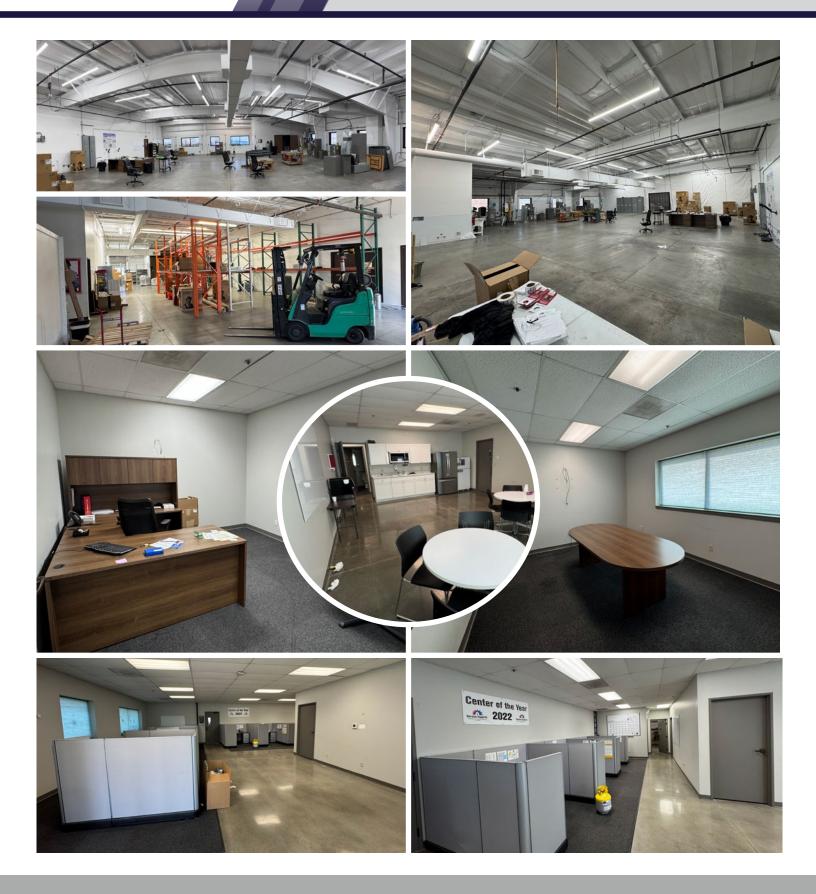
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FLOOR PLAN





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1650 SKYWAY DRIVE



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