

BEACON

CLASS A HEAVY INDUSTRIAL DEVELOPMENT

AVAILABLE



**TWO (2) 20,140 SF BUILDINGS
WITH LARGE OUTSIDE STORAGE YARDS**



I-25 Business Park, Longmont, CO 80504

SITE PLAN

TOTAL SITE SIZE \pm 14.7 ACRES

\pm 12 ACRE YARD

TOTAL SITE SIZE \pm 5 ACRES

\pm 4 ACRE YARD

YARD

YARD

CAMELOT CIRCLE

CAMELOT CIRCLE



FUNCTIONAL NEW CONSTRUCTION



FULLY FENCED AND LIT YARD



6" RECYCLED ASPHALT IN YARD



CONCRETE APRON AROUND BUILDING



I-3 WELD COUNTY -
ALLOWS FOR OUTDOOR
STORAGE AND CONTAINER
STACKING IN YARD



IMMEDIATE ACCESS &
VISIBILITY FROM I-25
(83,000 VPD)



LOCATED IN BUSINESS
PARK SETTING

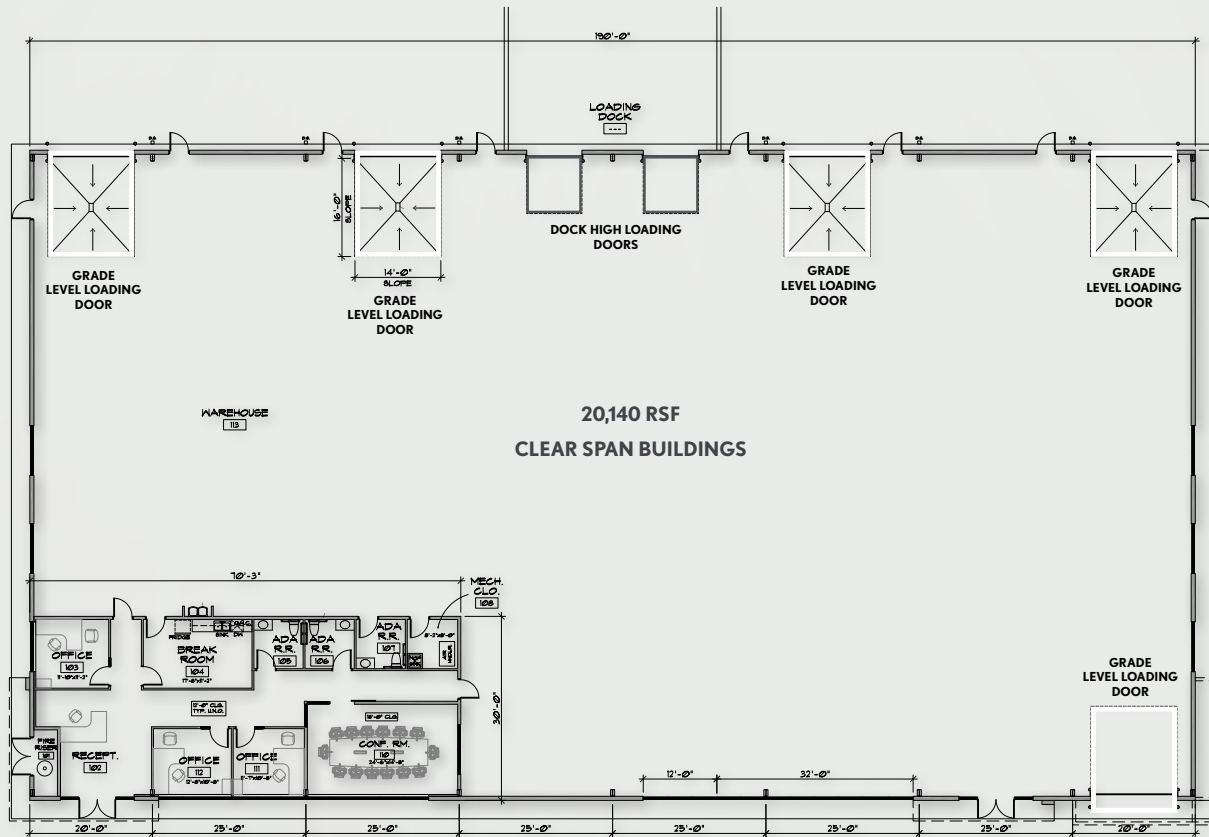


MONUMENT AND
BUILDING SIGNAGE
AVAILABLE



83,000 VPD

BUILDING FEATURES



BUILDING 1

- » 20,140 SF
- » TOTAL SITE SIZE ± 5 ACRES
- » ±4 ACRE STORAGE YARD
- » 2,100 SF SPEC OFFICE
- » DELIVERY: JANUARY 2024

BUILDING 2

- » 20,140 SF
- » TOTAL SITE SIZE ±14.7 ACRES
- » ±12 ACRE STORAGE YARD
- » 2,100 SF SPEC OFFICE
- » DELIVERY: MARCH 2024

BUILDING FEATURES

- » FOUR (4) GRADE LEVEL DOORS (14' X 16')
- » ONE (1) GLASS GRADE LEVEL DOOR (14' X 12')
- » TWO (2) DOCK HIGH DOORS (8' X 10')
- » DRIVE THROUGH CAPABILITIES
- » ESFR SPRINKLERS
- » 24'-26' CLEAR HEIGHT
- » 1,000 AMPS/480 VOLT
- » CLEAR SPAN BUILDINGS
- » CLERESTORY WINDOWS IN WAREHOUSE



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Developed by: **GOOD**
INVESTMENT PARTNERS

Leasing by: **CUSHMAN & WAKEFIELD**