



**RATE REDUCED!**

3,980 SF INDUSTRIAL/FLEX SUITE FOR LEASE

1820 INDUSTRIAL CIRCLE, SUITE C

LONGMONT, CO 80501



# PROPERTY HIGHLIGHTS

1820 INDUSTRIAL CIRCLE, SUITE C | LONGMONT, CO 80501

Discover this versatile flex space, ideal for industrial use. With a spacious paved yard providing ample outdoor storage, shared dock access, and one overhead door, you'll have everything needed for efficient operations. Added perks include a private bathroom, an industrial fridge, and the option for eye-catching monument signage, all within a generous 14' clear height space.

- Paved yard with outside storage available
- Includes shared dock access and 2 overhead doors
  - 10' x 10' exterior overhead door
  - 10' x 10' interior overhead door
- 1 private bathroom
- Industrial fridge
- Monument signage available

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**Lease Rate:** \$12.00/SF NNN  
NNN's: \$6.17/SF

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**YOC/YOR:** 1979/2008

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**Clear Height:** 14'

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**Power:** 3-phase, 208 V

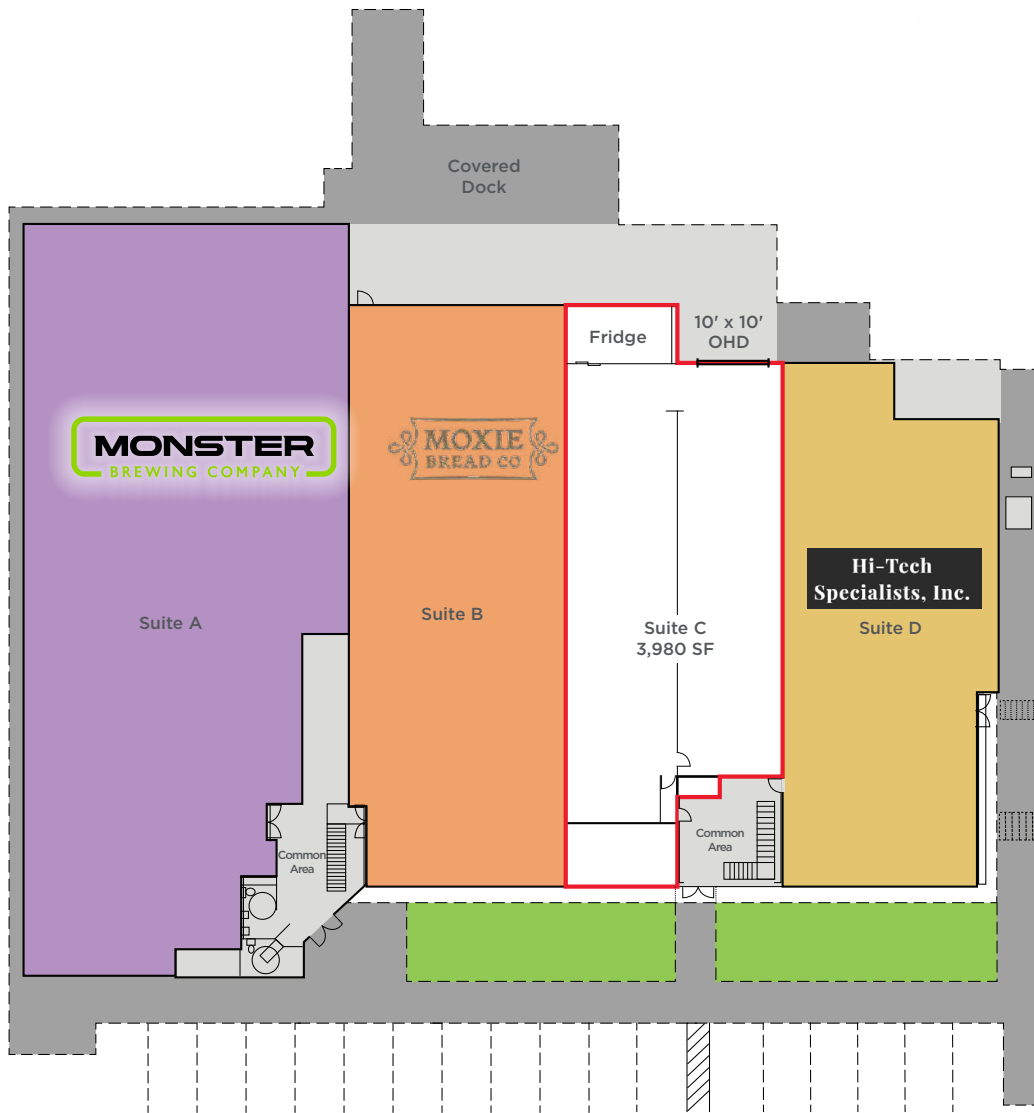
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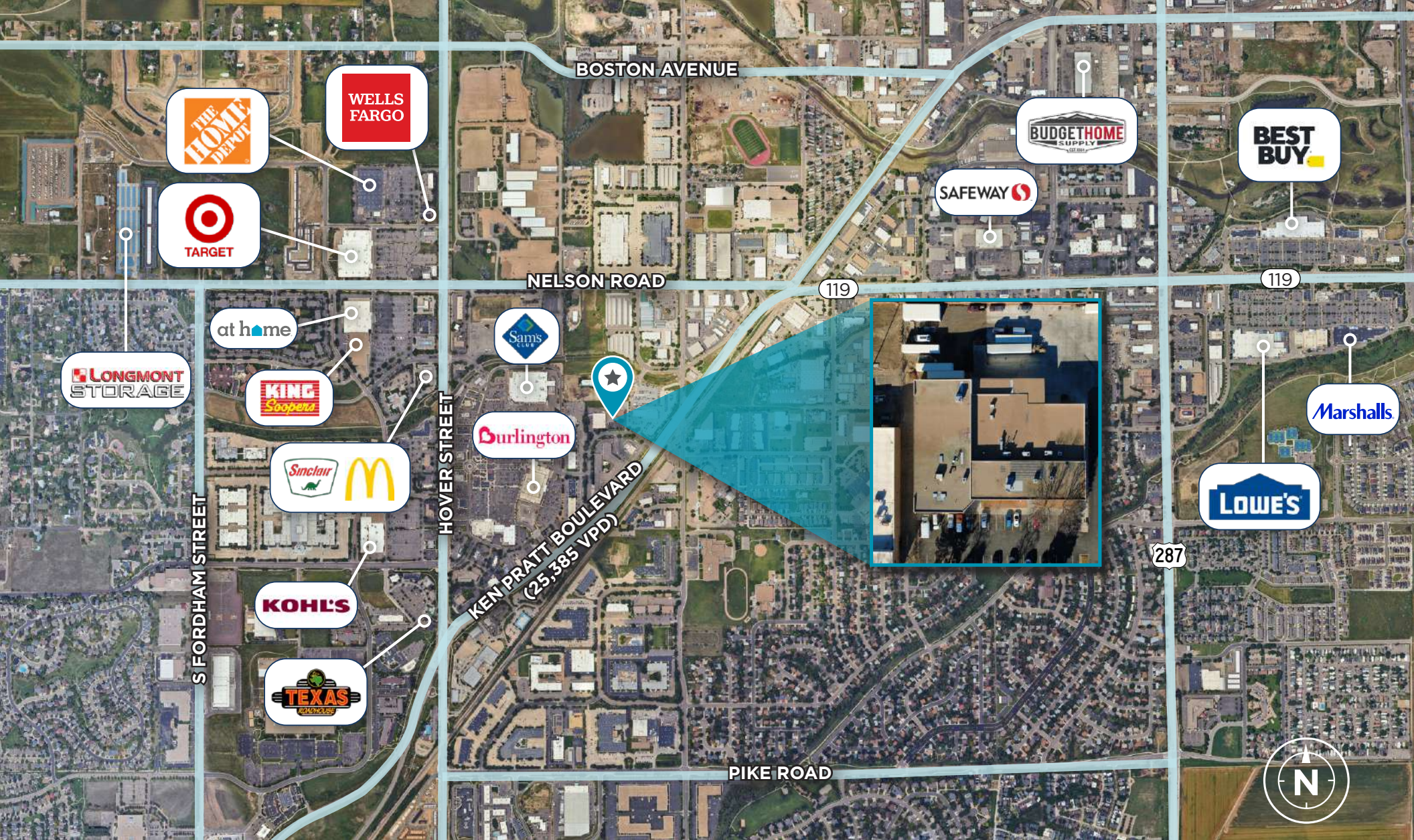
**Parking:** 3.7 spaces: 1,000 SF

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**Zoning:** [MU-R](#)  
[Mixed Use Regional Center](#) 

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**CONTACT  
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