

1811

Lefthand Circle
Longmont, Colorado

THE
CAMPUS AT LONGMONT



For more
information



GRUBB & ELLIS.
From Insight to Results

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Warehouse/ Manufacturing/ Office Lease 15,872 SF AVAILABLE

20,000-SF building located in an amenity-rich location near the intersection of S. Hover Street and the Longmont Diagonal/Highway 119 in Longmont.

10,000 SF, divisible on the 1st floor

5,872 SF on the 2nd floor

3.35:1,000 SF surface parking

- Pre-wired outlets: duplex CAT3 voice and duplex CAT5 data
- Mostly warehouse space with offices in the NE corner
- Lower level perfect for manufacturing and production possibilities
- 208V 3-phase with 480V step up transformer
- 14.5-foot clear ceiling height
- Two four-foot-high docks with 8'X10" overhead door and leveler
- Exterior work has just been completed: newly painted exterior
- Zoning: MI (Mixed Industrial)
- Highly-landscaped business park within blocks of Twin Peaks Mall, Radisson Hotel and Conference Center and Front Range Community College
- On-site volleyball and basketball courts and outdoor lounges

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by
 CIRCLE
CAPITAL

