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FLEXIBLE OFFICE, WAREHOUSE & PRODUCTION SPACES AVAILABLE FOR LEASE

1821 LEFTHAND CIRCLE
LONGMONT, COLORADO 80501

1821 Lefthand Circle offers two versatile office, flex, warehouse, and production opportunities in southwest Longmont, combining functional industrial features with excellent accessibility and nearby amenities. Available spaces feature clear heights ranging from 10' to 16', loading docks, open warehouse and production areas, optional racking systems, breakrooms, floor drains, and in-suite private restrooms. The property also benefits from NextLight fiber connectivity, convenient access to Longmont's major transportation corridors, and proximity to Village at the Peaks, restaurants, breweries, and other everyday amenities. Additionally, tenants may be eligible for EZ Incentives through the North Metro Enterprise Zone.

Call us for more information and to set up a tour.

DEAN CALLAN & COMPANY INC

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CB PROPERTIES Owned & Operated

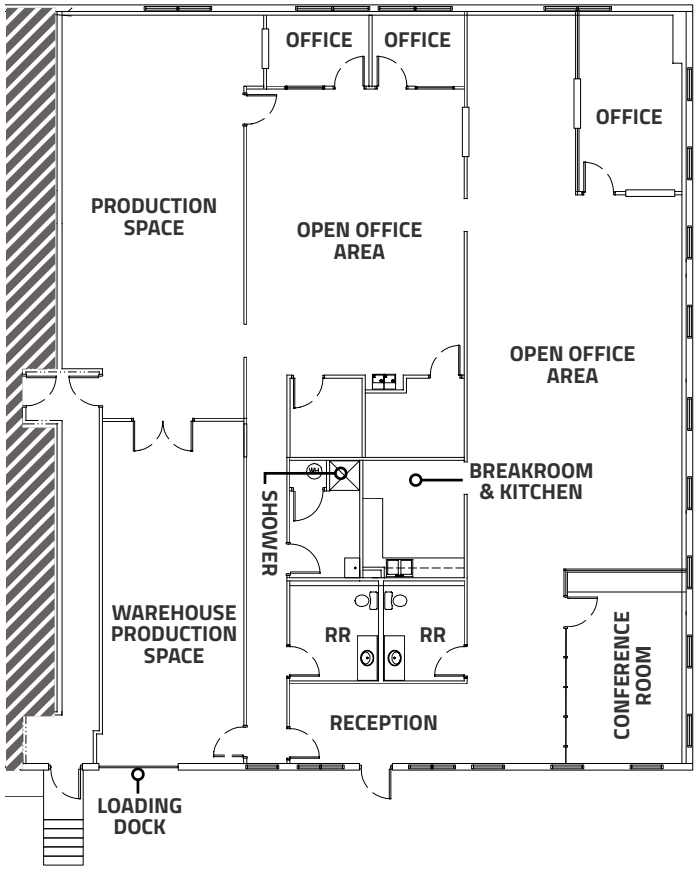
TERMS

Unit A:	4,944 SF | $13.50 / SF / NNN - Expenses: $9.31 / SF + Utilities (Est. 2026) (Available: NOW)
Unit C:	4,660 SF | $12.50 / SF / NNN Expenses: $9.35 / SF + Utilities (Est. 2026) (Available: With 30 Days Notice)

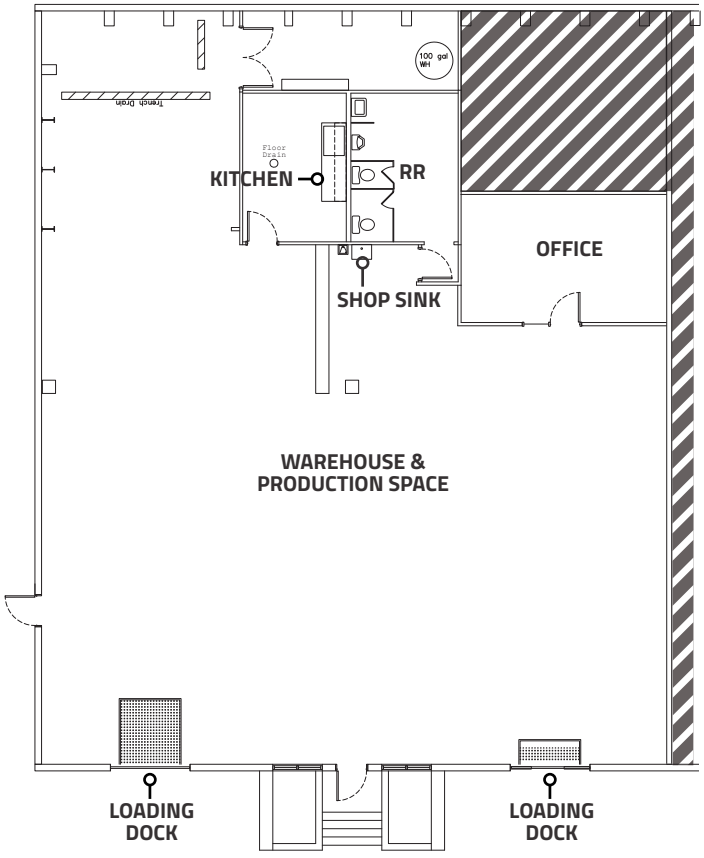
PROPERTY FEATURES

- **Unit A** is a large flex space featuring 10' foot clear height with open ceilings, with 3 private offices, conference rooms, warehouse and production areas, a breakroom, in-suite restrooms, a shower facility, 1 dock-high loading door
- **Unit C** features open warehouse with existing racking systems in place. The space includes a dedicated breakroom, in-suite restrooms, and floor drains. Additional features include two dock-high loading doors and a 16-foot clear height.
- NextLight fiber
- Located in an amenity-rich community, within walking distance of Village at the Peaks, seven hotels, five breweries, and numerous restaurants, banks and retail.
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership

2ND LEVEL - UNIT A



1ST LEVEL - UNIT C



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UNIT A


UNIT A


UNIT A


UNIT A

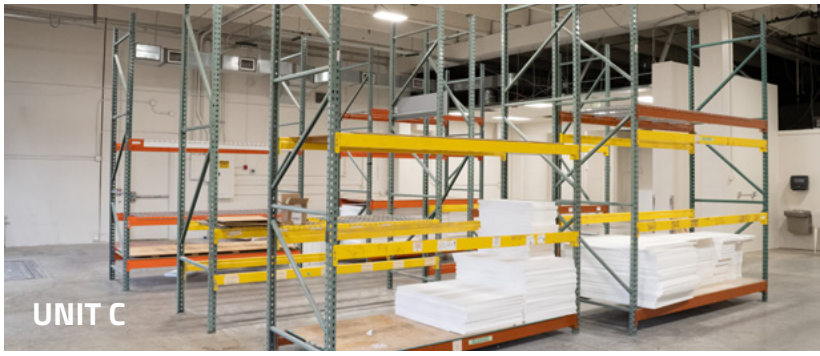

UNIT A




UNIT C


UNIT C


UNIT C


UNIT C

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