SUBLEASE OPPORTUNITY

FLEXIBLE INDUSTRIAL SPACE IN FIRESTONE, CO

4104 SABLE AVENUE, LONGMONT, CO 80504



TRANSWORLD CRE
2124 Parkwood Drive
Bedford, Texas 76021

PRESENTED BY:

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Highlights

Property Type:	Industrial/Flex
Rentable Space:	7,377 SF
Office:	2,177 SF (30%)
Warehouse:	5,200 SF (70%)
Sublease Rent:	$11.91/SF
NNN's est.:	$7.02
Sublease Expiration:	July 31, 2026
Parking Spaces:	12
# Offices:	4
# Drive-in Doors:	1
Clearance:	14' - 16'
Power:	3 Phase
Fenced Yard:	Yes
County:	Weld

Property Overview

Located at 4104 Sable Avenue, Unit 2, Firestone, CO 80504, this property offers 7,377 SF of adaptable industrial/flex space for sublease through July 31, 2026. With a competitive lease rate of $11.91/SF NNN, the property is ideal for businesses seeking functional warehouse or light industrial space in an accessible Northern Colorado location. The unit provides a clean, efficient layout suited for a variety of operations, including plumbing, contracting, storage, or light manufacturing.

Location Overview

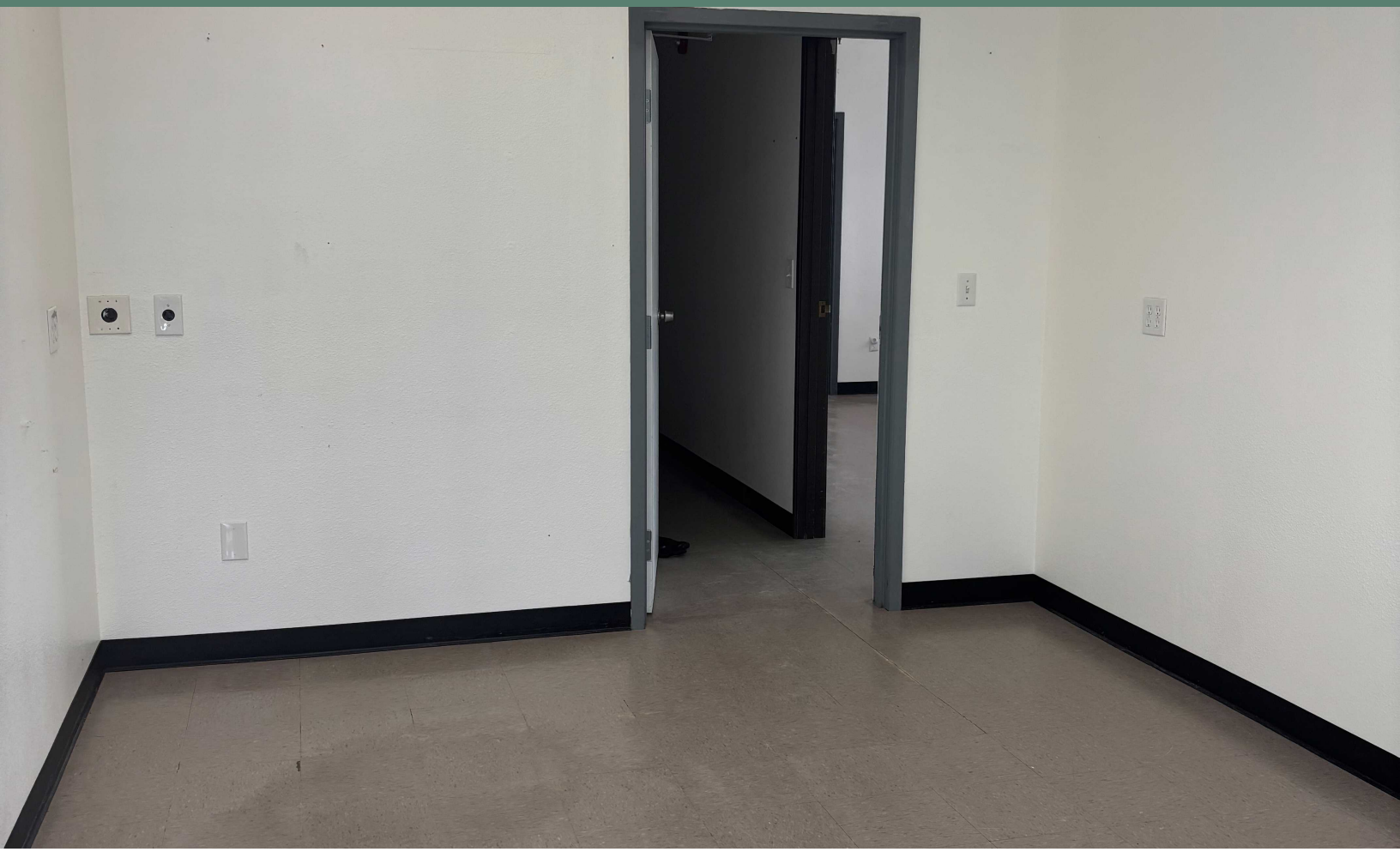
Situated in Weld County, this property benefits from Firestone's growing industrial and commercial corridor. The site offers convenient access to major highways, including I-25, providing seamless connectivity to the Denver metro area, Longmont, and Fort Collins. Firestone's expanding business community and central location make it an excellent choice for companies looking to establish or grow their operations in Northern Colorado.

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TNT
PLUMBING
HEATING & COOLING
SUITE 2


EXIT
EXIT
SUITE 2



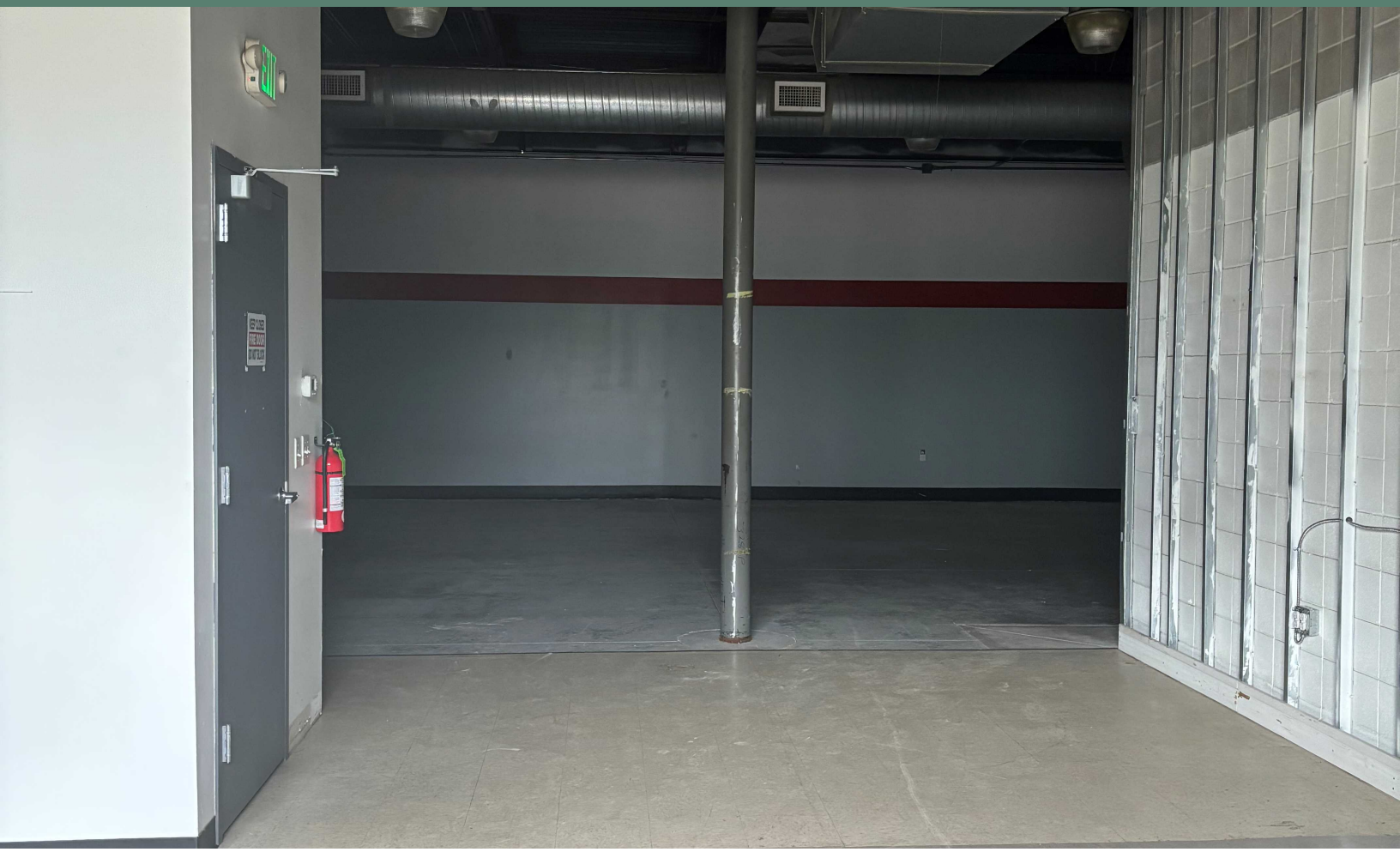














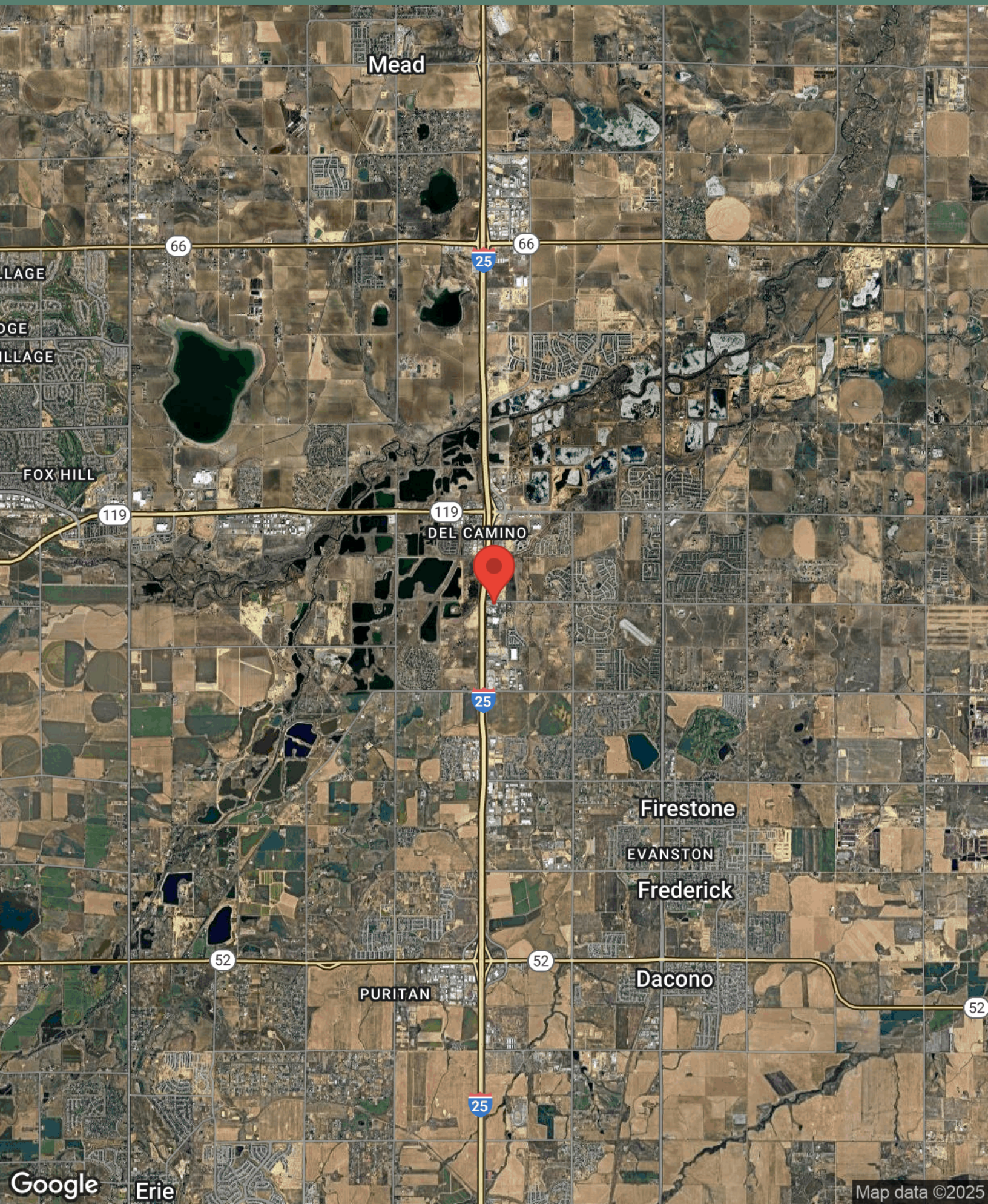


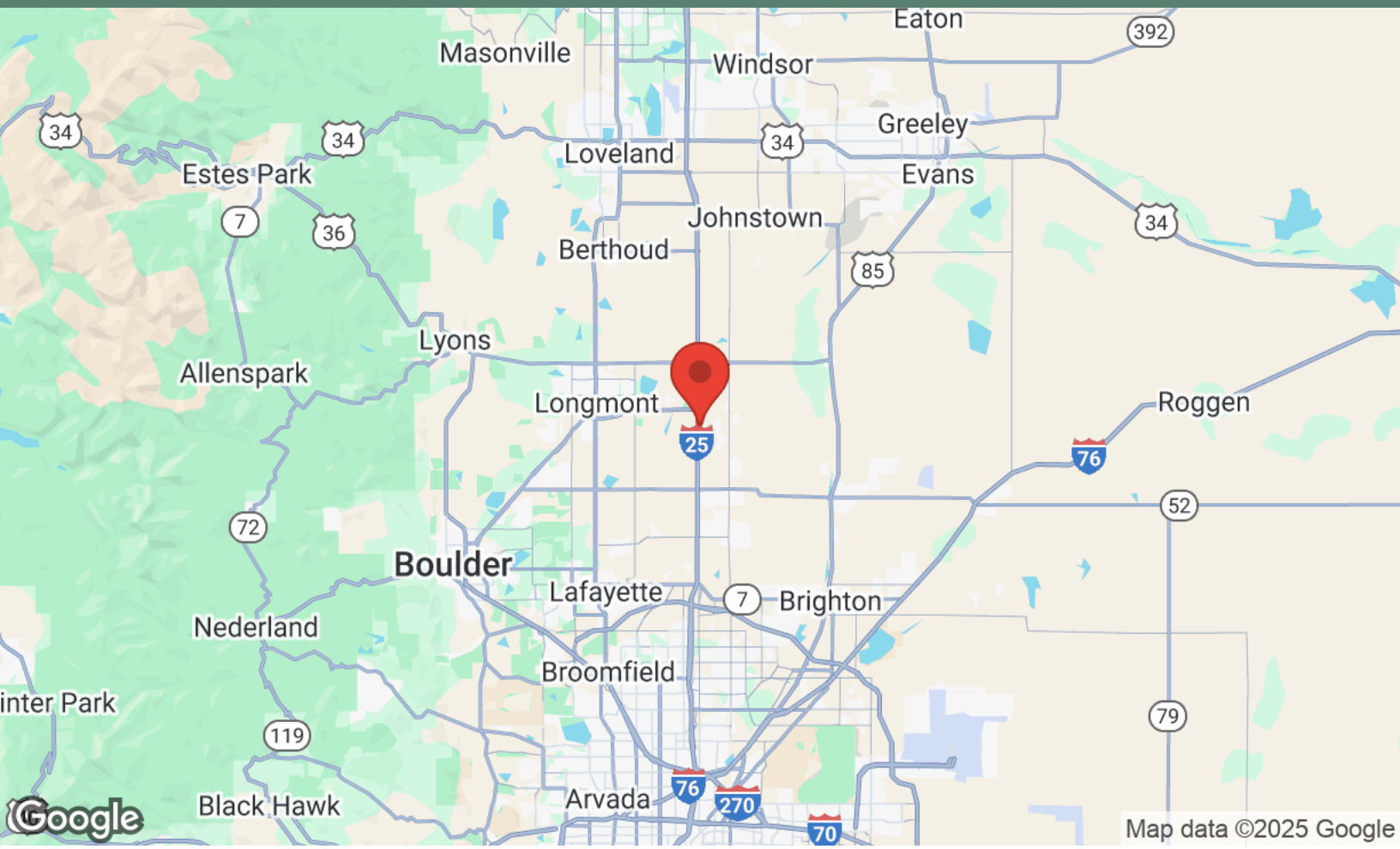


REGIONAL MAP

Industrial Sublease Opportunity
4104 Sable Avenue | Longmont, CO 80504

TRANSWORLD® Commercial Real Estate




Eaton
392
Masonville
Windsor
34
34
34
Greeley
Loveland
Evans
Estes Park
7
36
Johnstown
34
Berthoud
85
Lyons
Allenspark
Longmont
25
Roggen
76
52
72
Boulder
Lafayette
7
Brighton
Nederland
Broomfield
inter Park
79
119
Black Hawk
Arvada
76
270
70
Google
Map data ©2025 Google


Sable Ave
22
Arbor St
E-25 Frontage Rd
Specialty Pl
25
Google
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

AERIAL MAP

Industrial Sublease Opportunity
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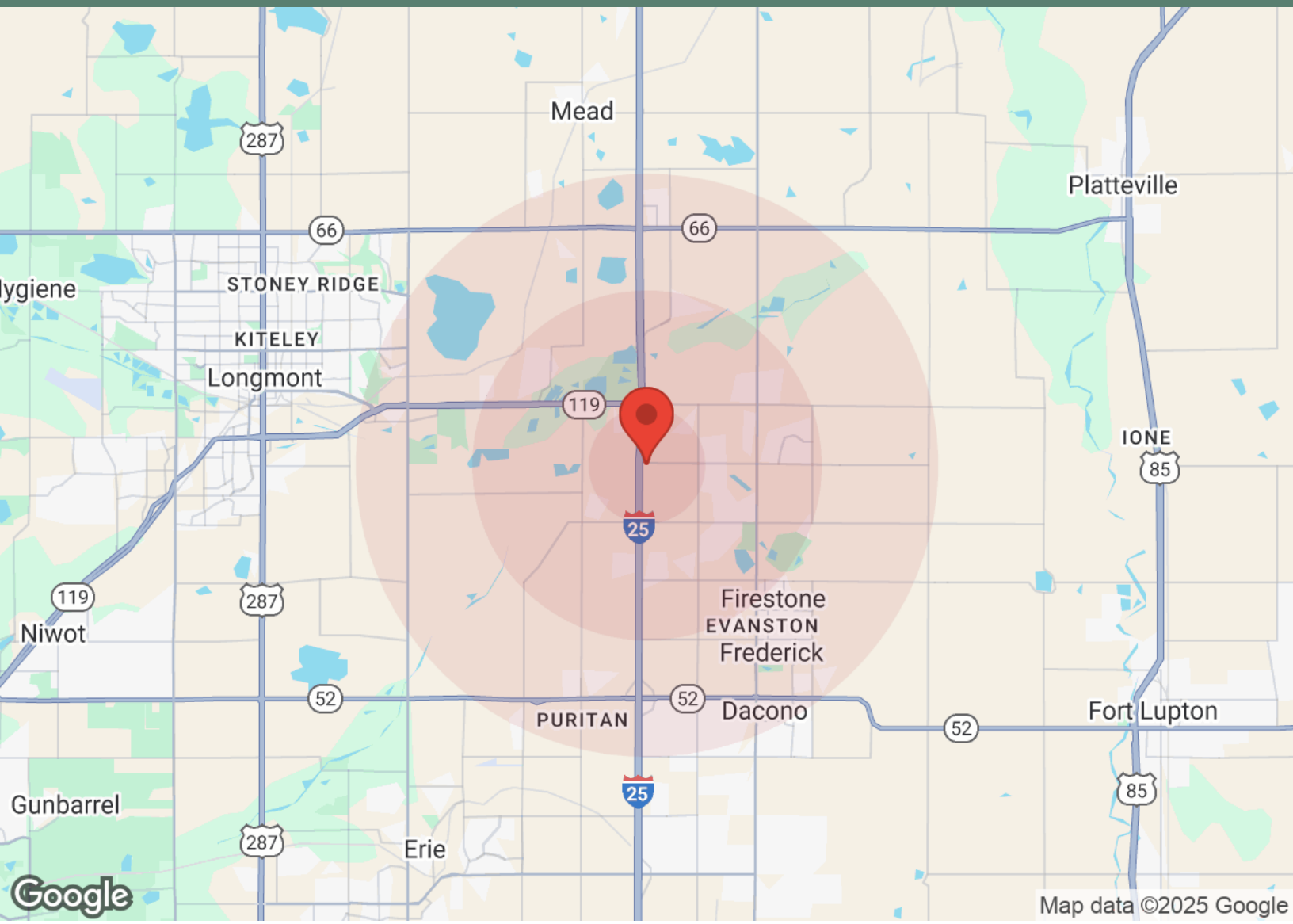
TRANSWORLD® Commercial Real Estate



BUSINESS MAP
Industrial Sublease Opportunity
4104 Sable Avenue | Longmont, CO 80504

TRANSWORLD® Commercial Real Estate





Population	1 Mile	3 Miles	5 Miles
Male	1,699	12,839	25,992
Female	1,599	12,657	25,719
Total Population	3,298	25,495	51,710

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	713	5,504	10,703
Ages 15-24	388	2,986	5,959
Ages 25-54	1,482	11,472	23,072
Ages 55-64	351	2,634	5,638
Ages 65+	364	2,899	6,339

Race	1 Mile	3 Miles	5 Miles
White	2,056	17,043	34,532
Black	47	321	667
Am In/AK Nat	5	48	98
Hawaiian	1	10	31
Hispanic	971	6,657	13,455
Asian	131	823	1,737
Multi-Racial	80	566	1,127
Other	6	25	62

Income	1 Mile	3 Miles	5 Miles
Median	$107,046	$127,078	$119,185
< $15,000	59	203	447
$15,000-$24,999	46	268	570
$25,000-$34,999	25	207	552
$35,000-$49,999	46	301	840
$50,000-$74,999	155	933	2,282
$75,000-$99,999	222	1,257	2,866
$100,000-$149,999	295	2,400	4,795
$150,000-$199,999	172	1,610	3,062
> $200,000	171	1,702	3,417

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,248	9,292	19,803
Occupied	1,192	8,882	18,830
Owner Occupied	911	6,971	14,787
Renter Occupied	281	1,911	4,043
Vacant	56	409	972

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