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DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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FENCED YARD & FLEX BUILDING FOR LEASE

1233 SHERMAN DRIVE
LONGMONT, COLORADO 80501

Office/flex building available for lease, thoughtfully designed to combine efficiency and functionality. The property features approximately 75% office build-out, complemented by a versatile production or warehouse area with convenient grade-level loading doors. A large, secure fenced yard provides additional flexibility for storage, fleet parking, or outdoor operations. Discover a workspace that seamlessly supports the evolving needs of your business.

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

CB PROPERTIES Owned & Operated

TERMS

Available Space:	3,952 SF
Lease Rate:	$13.00 / SF / NNN
Expenses:	$8.72 / SF + Utilities and Suite Janitorial (Est. 2026)

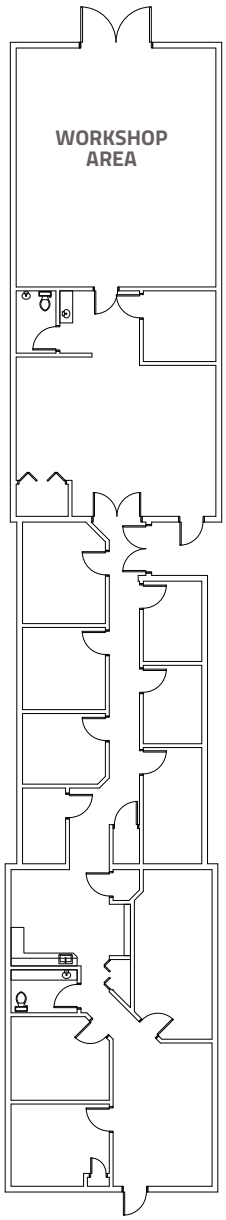
PROPERTY FEATURES

- Versatile Office/Flex Space
- Secure Fenced Yard
- Strategic Location: Enjoy the benefits of a well-situated location, providing accessibility and exposure for your business operations.





FLOOR PLAN



FRONT ENTRANCE







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