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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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FLEX/WAREHOUSE SPACE FOR LEASE

**1801 LEFTHAND CIRCLE
LONGMONT, COLORADO 80501**

Warehouse space available for lease in southwest Longmont. The space boasts 10' clear height, with a loading dock, in-suite private restrooms, and kitchenette. 1801 Lefthand Circle is a quick drive to an abundance of amenities and has great access to the major arteries of Longmont.

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



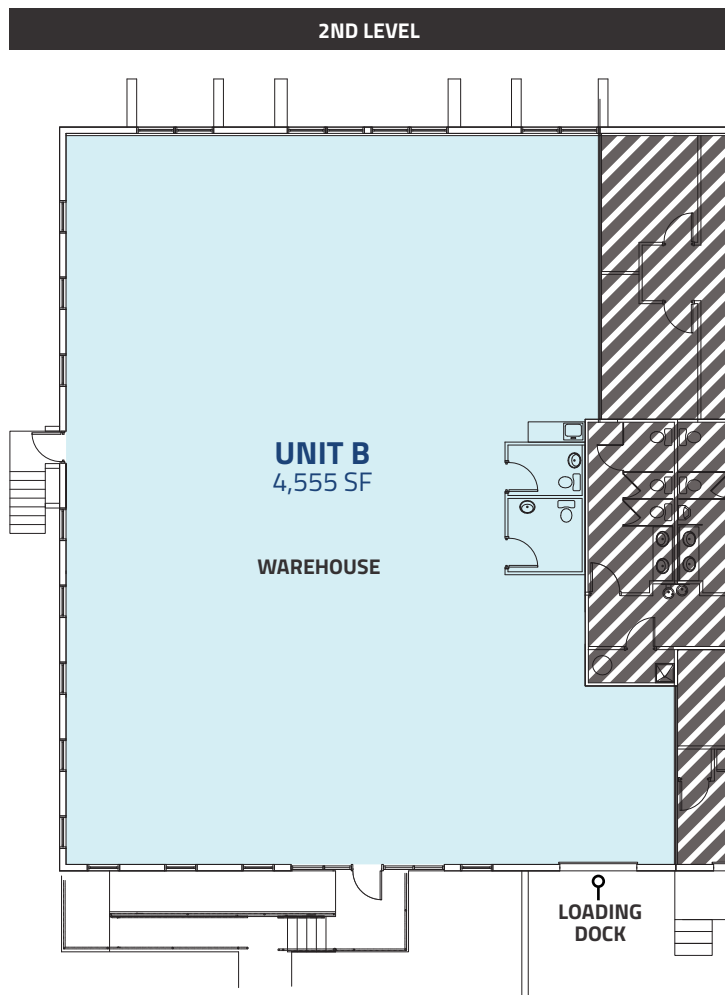
Owned & Operated

TERMS

Unit B:	4,555 SF
Lease Rate:	\$9.50 / SF / NNN (AS-IS)
Expenses:	\$8.48 / SF + Utilities (Est. 2026)
Available:	NOW

PROPERTY FEATURES

- Warehouse space with in-suite restrooms
- 1 dock
- 10' 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



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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