

WAREHOUSE SPACE
FOR SUBLEASE

1925 Pike Road

LONGMONT, CO 80501



Building Information

Available:	40,793 SF (a reduced 38,843 SF is an option)
Office:	5,900 SF (a reduced 2,950 SF is an option)
Loading:	Four (4) Dock High Doors Two (2) Drive-In Doors (12'x14')
Clear Height:	36'–40'
YOC:	2000
Power:	1,200Amps/480Volt/3-Phase (TBV)
Sprinklered:	Yes (ESFR)
Lease Rate:	$9.95/SF NNN (First Year Rate)
Operating Expenses:	$4.97/SF

Highlights

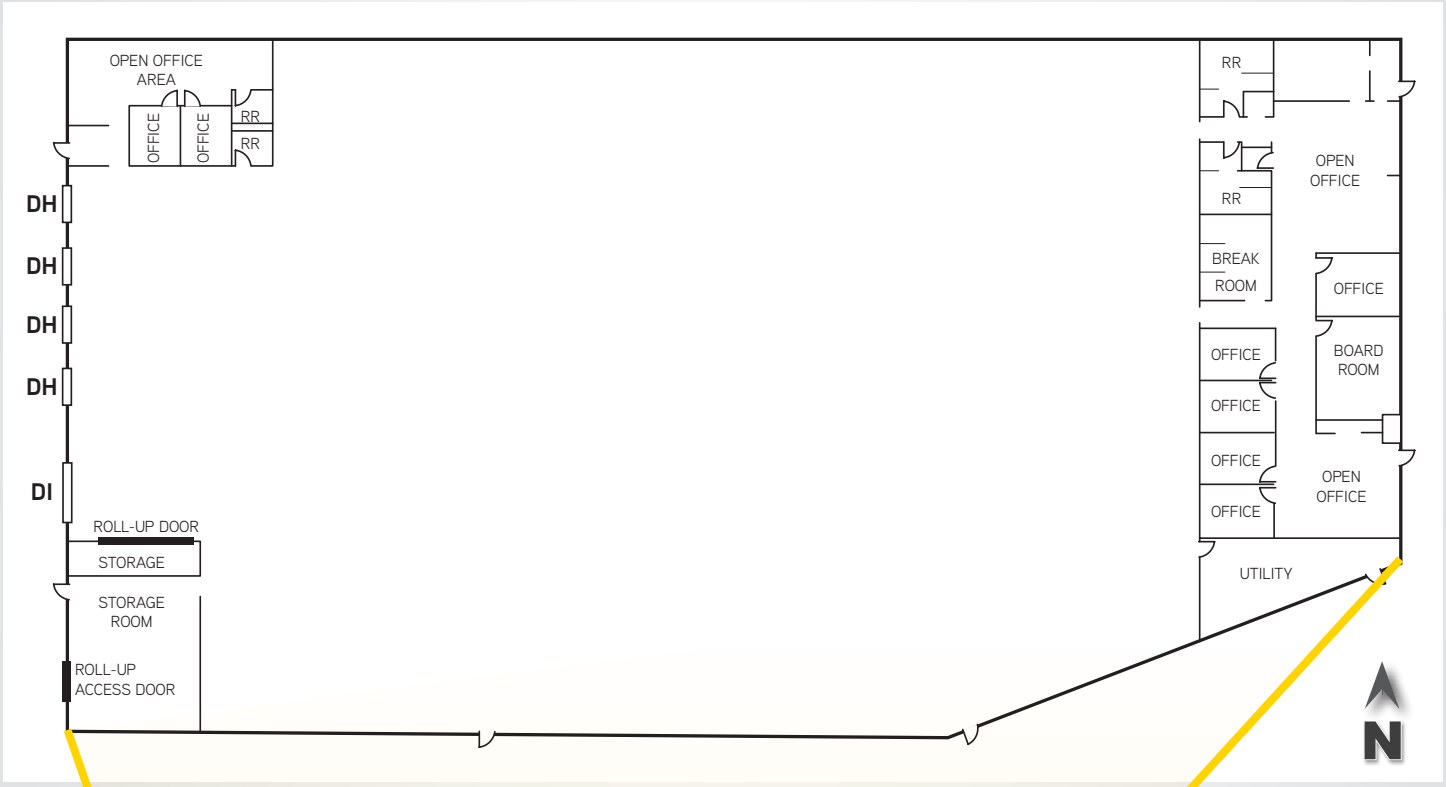
- One of Boulder County's few high-clear Class A distribution options
- Immediate access to Hwy 119 and Hwy 287
- High efficiency lighting
- Skylights
- Sublease term through 9/14/2032, shorter term possible

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Accelerating success.






OPEN OFFICE AREA
OFFICE
OFFICE
RR
RR
DH
DH
DH
DH
DI
ROLL-UP DOOR
STORAGE
STORAGE ROOM
ROLL-UP ACCESS DOOR
RR
OPEN OFFICE
RR
BREAK ROOM
OFFICE
BOARD ROOM
OFFICE
OFFICE
OFFICE
OFFICE
OPEN OFFICE
UTILITY
N


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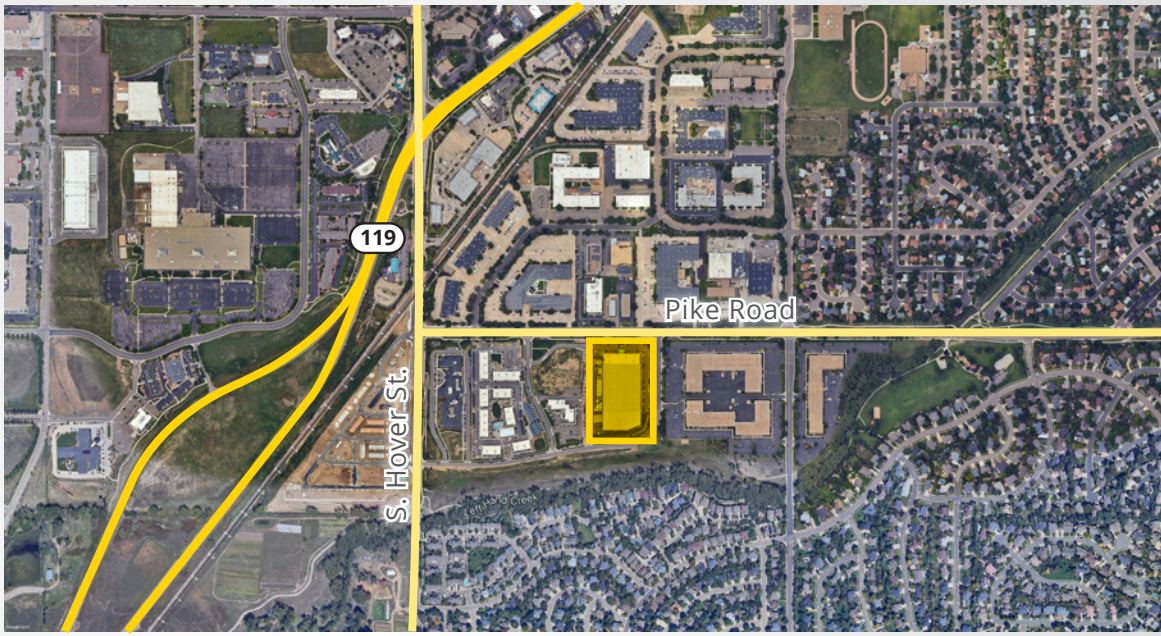
Contact

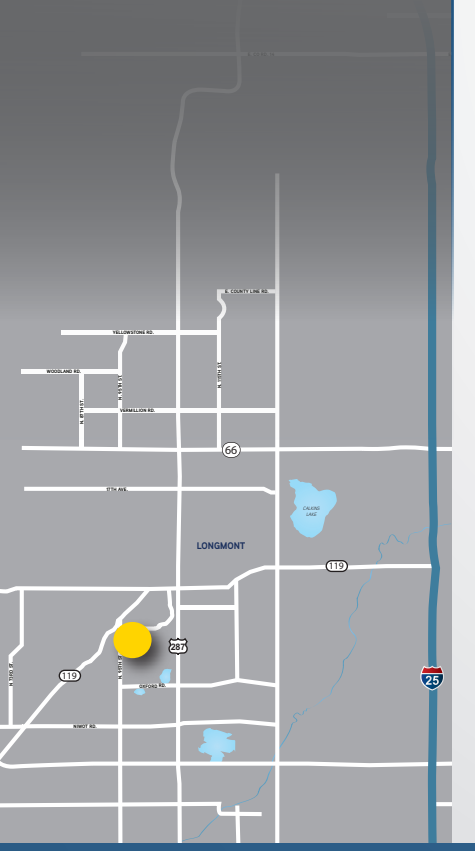
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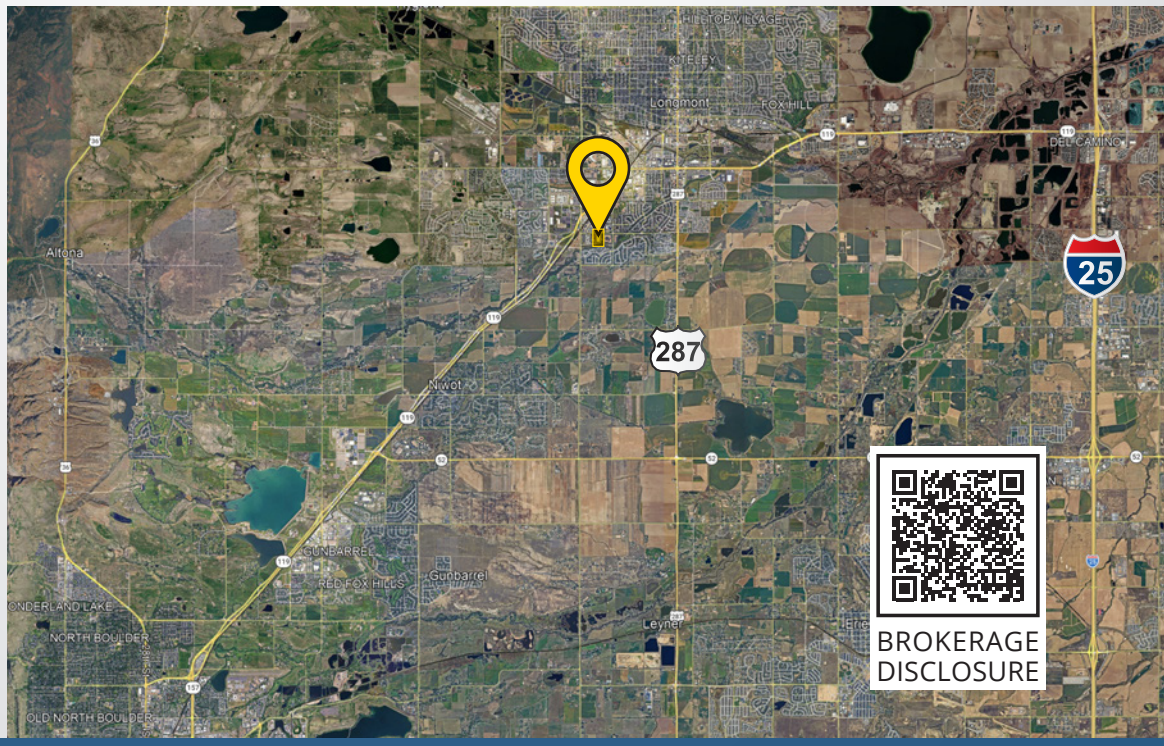
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