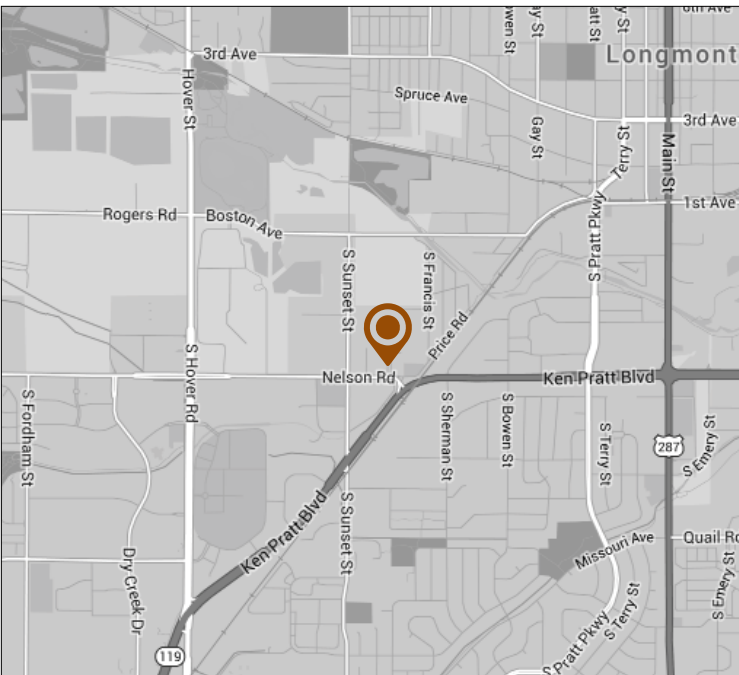


LONGMONT TECHNOLOGY PARK

1510 NELSON RD, UNIT D
LONGMONT CO, 80501

I N D U S T R I A L F O R L E A S E



Ideal High Tech Manufacturing/Assembly/R&D space located within the North Metro Enterprise Zone in the heart of Colorado's Technology Corridor near the intersection of South Sunset Street and the Diagonal Highway. Longmont Technology Park is a 130,181 Sq. Ft. master planned business

Building Size:	73,470 SF
Office SF:	BTS
Available:	18,589 SF
Loading:	3 dock-high doors
Fire Sprinkler:	Wet System
Column Spacing:	40' x 50'
Clear Height:	18' to 20'
Parking:	1/1,000 SF
Zoning:	M-2 Industrial
Base Lease Rate:	\$5.50/SF/YR NNN*
NNN Expenses:	\$2.29/SF (2015)

* Lease rate based on tenant credit, terms and improvements required.

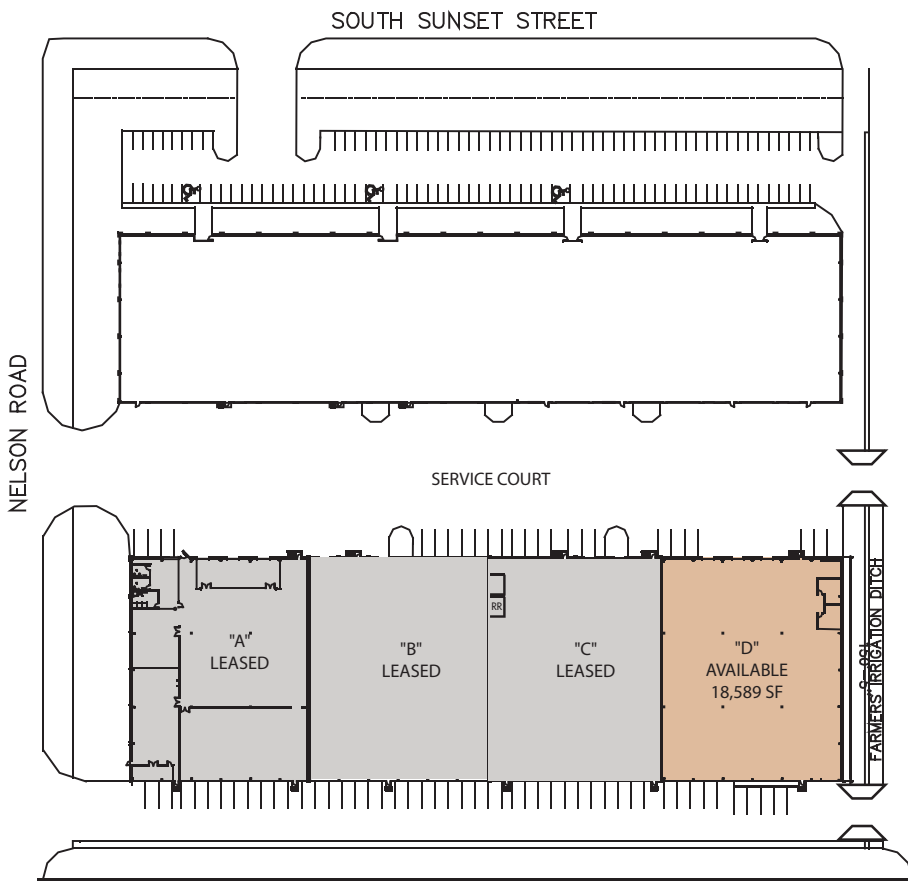
Todd Witty
First Vice President
+1 720 528 6339
todd.witty@cbre.com



LONGMONT TECHNOLOGY PARK

1510 NELSON RD, UNIT D
LONGMONT CO, 80501

INDUSTRIAL FOR LEASE



Design/Amenities

- Masonry/metal construction
- Attractive campus environment
- Flexible design accommodates high tech
- Manufacturing/assembly
- Proximity to area retail amenities
- Immediate access to Hwy 119, Hwy 287 and the Diagonal Hwy

Todd Witty
First Vice President
+1 720 528 6339
todd.witty@cbre.com

