

FOR LEASE

1530 VISTA VIEW DRIVE

LONGMONT, CO 80504



5,000 – 15,525 SF WAREHOUSE/OFFICE AVAILABLE FOR LEASE
LEASE RATE: \$17.00/SF NNN | EST. NNN: \$6.00/SF

PROPERTY DETAILS

Available Size	5,000-15,525 SF
Building Size	15,525 SF
Lot Size	1.2 Acres
Clear Height	16' +
Year Built	2001
Loading	(1) 14' x 12' Overhead Door (2) 10' x 12' Overhead Doors
Power	Heavy
Zoning	I-B - Industrial
Parking	35 Spaces

PROPERTY DETAILS

- Three to four offices, large conference room, full kitchen / break room, four restrooms
- Three grade-level overhead doors
- Fully conditioned warehouse
- Floor drains in warehouse
- Located right off State Highway 119, only 2.5 miles from I-25

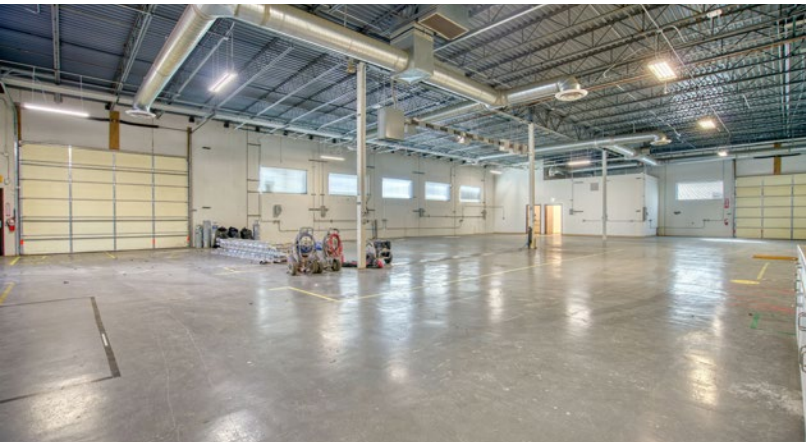
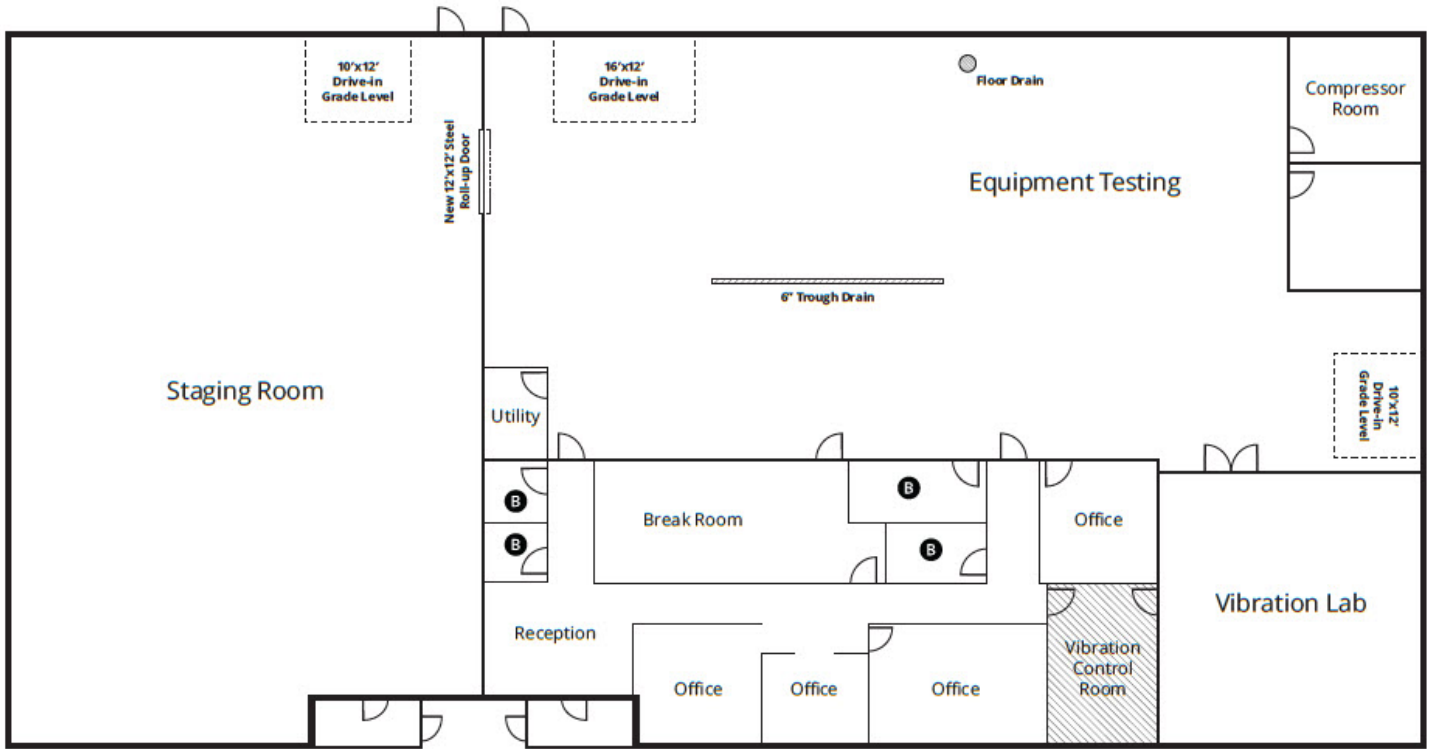
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FLOOR PLAN



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LONGMONT

ABOUT LONGMONT

Longmont is a diverse, multicultural and welcoming city, one in which it's easy for people to make connections, do business, and to thrive as part of the community. As home to many customs and cultures, it's easy for residents and visitors to find fellowship with others of similar backgrounds and to explore and join in traditions that are new or foreign. The many nonprofit, civic and cultural organizations of Longmont welcome new people to become involved, and there is opportunity to find others with whom to share almost any interest.

No matter what season you plan to visit, Longmont is where your next adventure begins. Hike or bike miles of trails in Rabbit Mountain Open Space, kayak or paddleboard Union Reservoir, snowshoe or cross-country ski McIntosh Lake or Golden Ponds, perfect your golf swing at one of three scenic courses in town or birdwatch, camp and fish at St. Vrain State Park. Looking for something to really get your heart pumping? Check out Mile-Hi Skydiving Center for a chance to freefall from 18,000 feet above sea level with the Rocky Mountains as your backdrop.

Longmont's agricultural spirit is evident in its popular craft beverage industry. Along with two of Colorado's largest craft brewers, Left Hand Brewing Company and Oskar Blues Brewery, Longmont is home to nine additional craft breweries, four distilleries and a cidery. Hop on and off the Brewhop Trolley that takes visitors around town each weekend, stopping at each destination once an hour.

Source: www.colorado.com, www.longmontcolorado.gov

DEMOGRAPHIC HIGHLIGHTS



Total Population (2022)

102,411



Total Households

40,982



Per Capita Income

\$48,430



Median Age

38.5



Total Employees

36,881



Total Square Miles

30.4

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SUBJECT PROPERTY



Contact

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