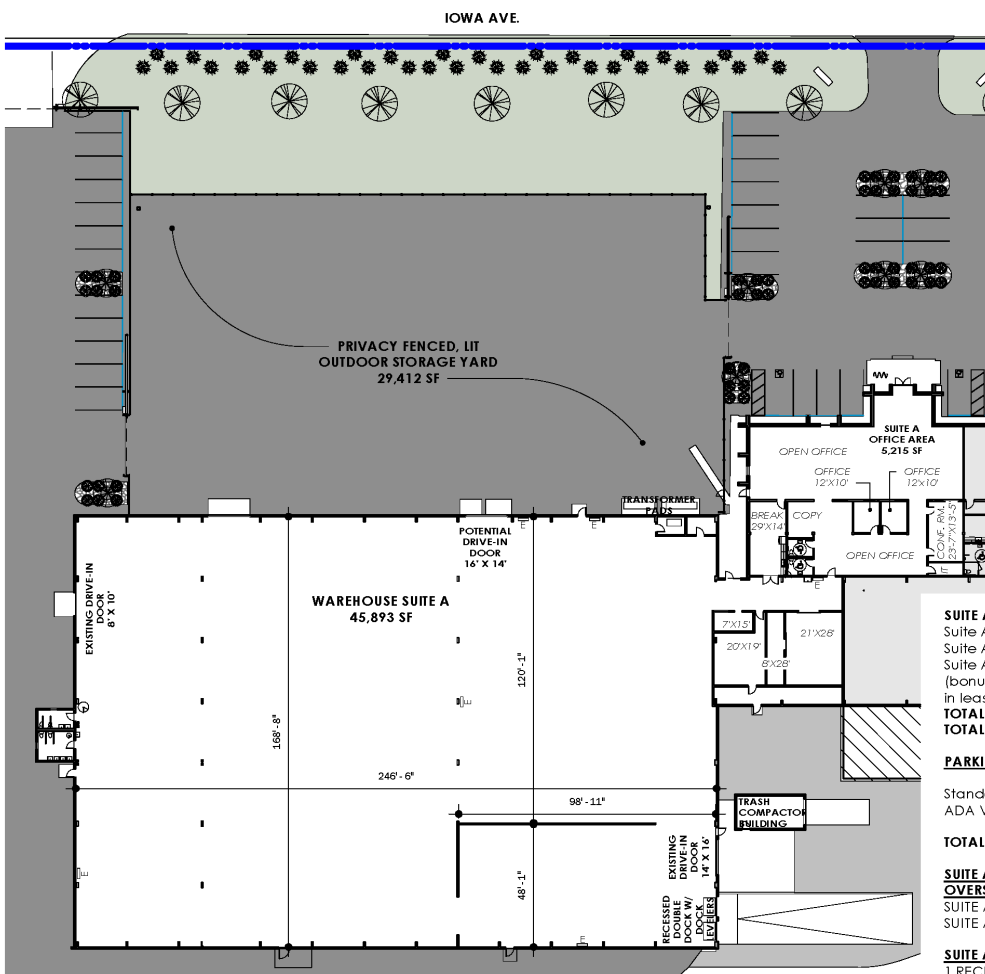


1301 IOWA AVENUE

LONGMONT, CO 80501

FOR LEASE: WAREHOUSE WITH YARD FOR OUTDOOR STORAGE



SUITE A	
Suite A Office	5,215 GSF
Suite A Warehouse	45,893 GSF
Suite A Mezzanine (bonus area not included in leasable SF)	1,426 GSF
TOTAL SUITE A AREA	51,108 GSF
TOTAL SUITE A IOS	29,412 GSF

PARKING STALLS

Standard Parking Stalls	33
ADA Van Stall	1
TOTAL PARKING STALLS	34

SUITE A DOCKS & OVERSIZED DOORS

SUITE A EXISTING DRIVE-IN DOORS	2
SUITE A POTENTIAL DRIVE IN DOORS	1

SUITE A LOADING DOCKS

1 RECESSED DOCK WITH 2 DOORS	1
TOTAL DOCK BAYS	2



the FLYWHEEL IOWA
 SPACE AVAILABLE
1301 IOWA AVE. LONGMONT, CO 80501

Revisions

3-05-24
Project North



Scale 1" = 40'-0"

SUITE A PLAN

MP.7

Sheet No. ©2021

PROPERTY DETAILS

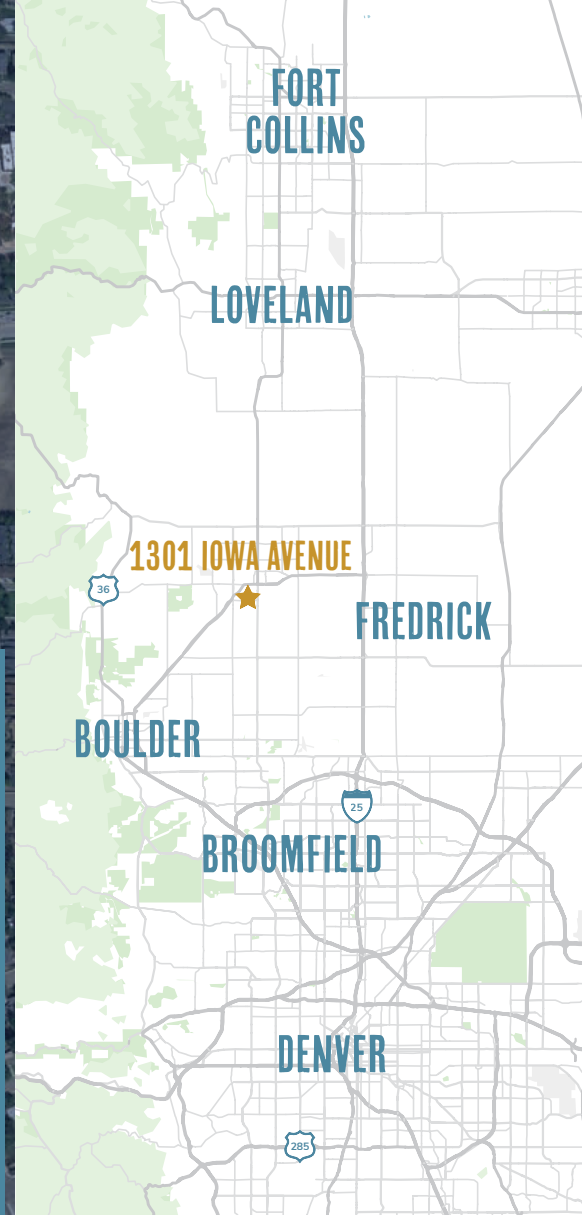
Space Available:	51,108 SF (±45,893 SF Warehouse + 5,215 SF Newly Finished Office)
Site Size:	±5.35 Acres/ 233,005 SF
Outdoor Storage:	29,412 SF

PROPERTY HIGHLIGHTS

Clear Height:	18'-29'
Power:	±800 Amps 3-Phase
Outdoor Storage:	Fenced and lit
Loading Drive Ins:	14' x 16' - (Potential) 14' x 16' - (1) 8' x 10' - (1)
Dock Doors:	8' x 10' - (2)
Signage:	Building and Monument Signage Available
Lease Rate:	Contact Broker



Jones Lang LaSalle Brokerage, Inc.



PROPERTY DRIVE TIMES	
Boulder	10 min.
Frederick	10 min.
Broomfield	25 min.
Loveland	30 min.
Denver	45 min.
Fort Collins	45 min.

FOR MORE INFORMATION CONTACT:

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