

BEST INDUSTRIAL RATE IN TOWN
\$8/RSF GROSS
120 9th Ave., Longmont, CO 80501



PROPERTY HIGHLIGHTS

One of Longmont's most versatile industrial opportunities, 120 9th Avenue offers 90,611 SF for sublease, with flexible configurations down to 9,560 SF (whole units only). Units feature a mix of high-clear warehouse, production, and office space adaptable to a range of users. F1 includes a storefront entry (convertible to drive-in), 23' ceiling, HVAC, two restrooms, and a small office. G boasts soaring 23' ceilings and eight dock-high doors. E offers 16' clear ceilings, a drive-in door, offices, breakroom, and open production. All units include ample 3-phase power and convenient loading. Combination options available for adding more SF with E2/F2/F3. Offered on a gross lease at \$8/SF, this is a rare plug-and-play solution for manufacturers, distributors, or logistics operators.

Suite	9,560 - 90,611 RSF
Lease Rate	\$8.00/RSF MG
Availability	Immediately
Zoning	MU-E Mixed Use Employment
Parking	Ample
Sublease Term	Till 8/31/2028



FOR MORE INFORMATION

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Drive-In Door



Electrical
/3-Phase



Fiber



High Ceilings



Loading Dock



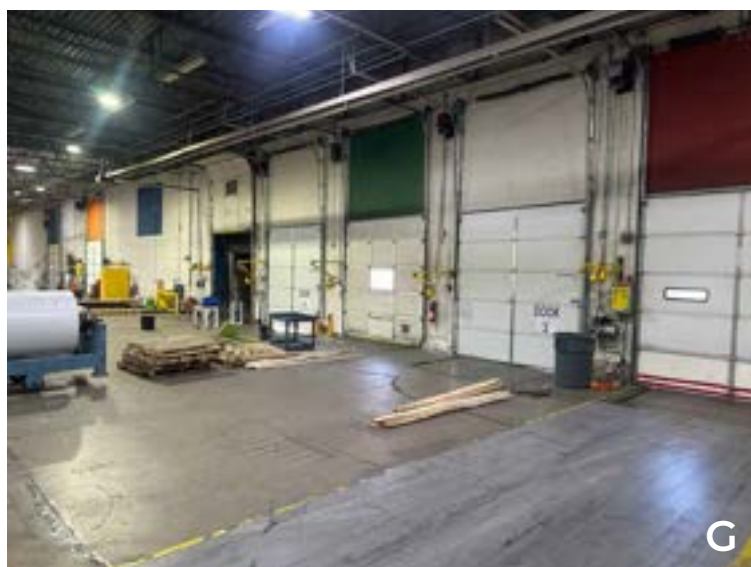
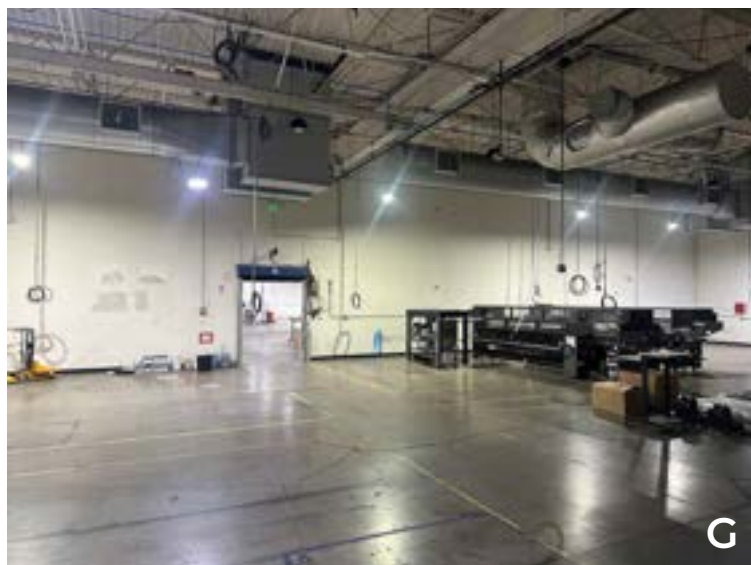
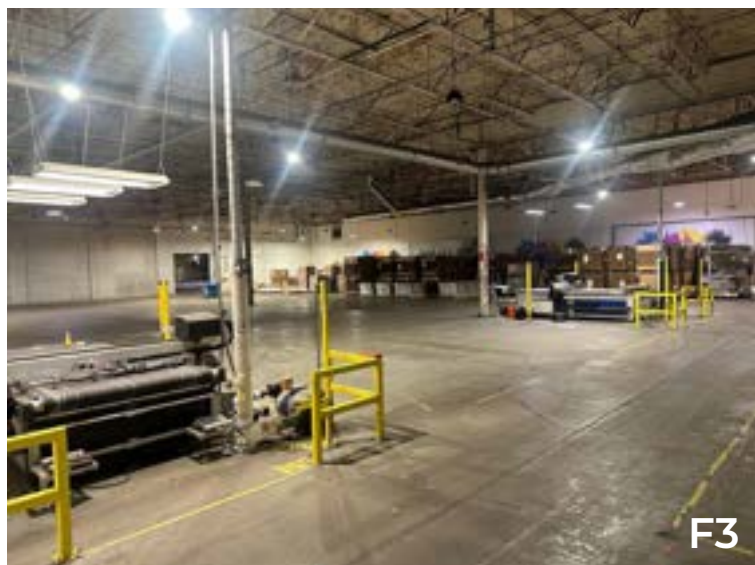
Sprinklers

BEST INDUSTRIAL RATE IN TOWN \$7/RSF GROSS

120 9th Avenue, Longmont, CO 80501



PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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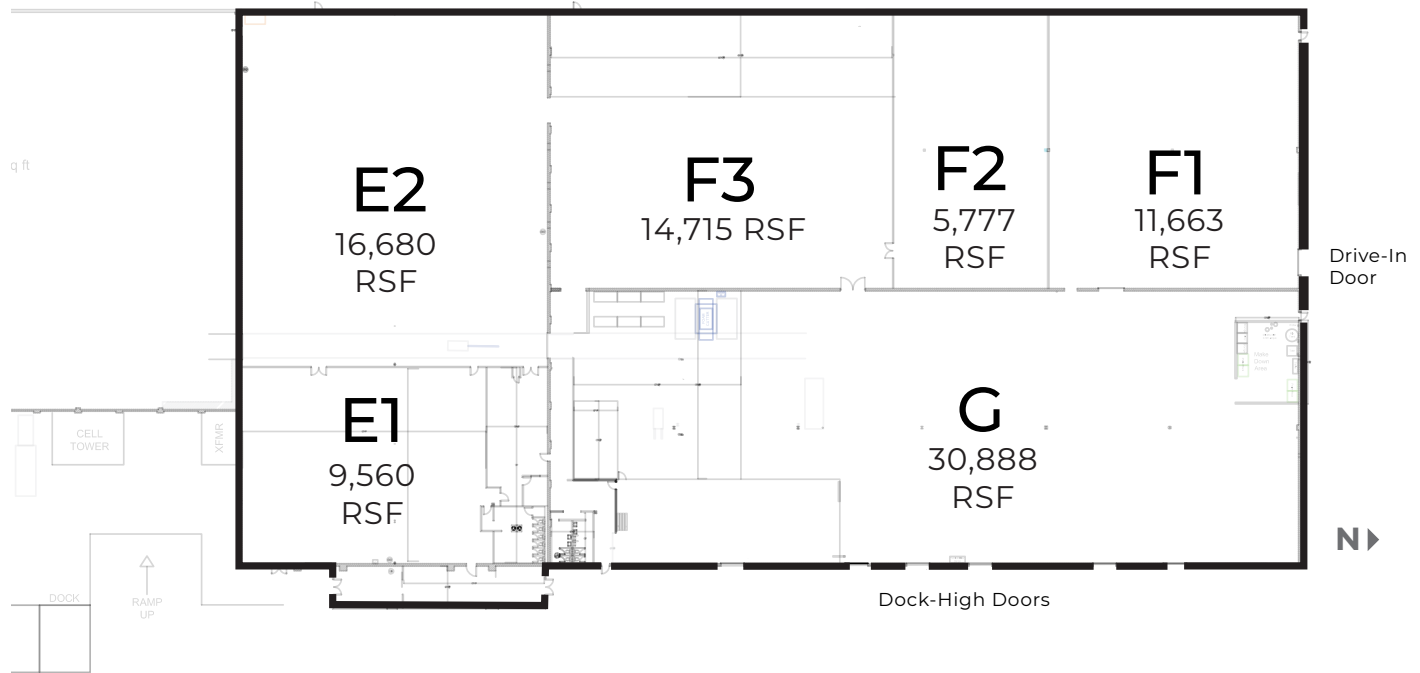
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PROPERTY FLOOR PLAN

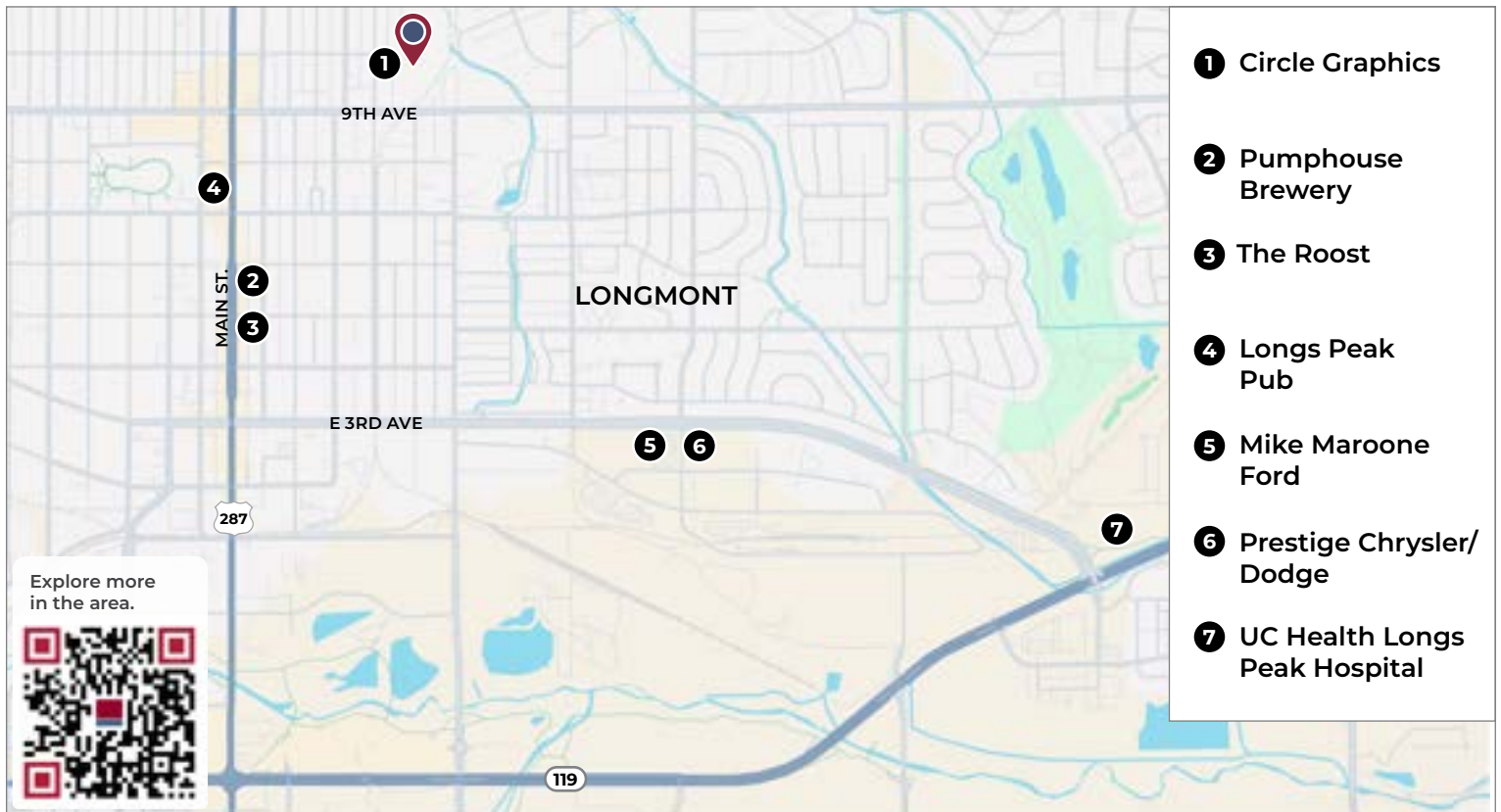
Available to Lease:
9,560 RSF to 90,611 RSF



PROPERTY LOCATION



120 9TH AVENUE
LONGMONT, CO, 80501



Google Maps

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