

# 1820 DELAWARE PLACE

LONGMONT, CO

OFFERED AT

**\$1,950,000 (\$187/SF)**

BUILDING SIZE

**10,400 SF**

LOT SIZE

**.99 Acres**

ZONING

**N-PE**

(Non-Residential Primary Employment)

**CLICK HERE**

for list of N-PE uses

**ALSO FOR SALE  
1810 DELAWARE**

## Longmont Flex Building For Sale

- Two-tenant industrial flex building in Longmont
- Investment or owner-occupant opportunity
- Suite A/B: 6,121 SF (60% of building) available for lease starting January 1, 2025
- Suite C/D: 4,279 SF leased through 4/2027
- 11' clear height and drive-in doors
- 3,900 square feet of fenced storage yard space
- Assemblage opportunity with 1810 Delaware

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://www.MarketRealEstate.com)



**CLICK HERE**  
for Unit A virtual tour

**CLICK HERE**  
for Unit D virtual tour

**OWNER OCCUPANT OR  
INVESTOR OPPORTUNITY**

**HEIDI SCHAMBER**

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**ANNIE LARNER**

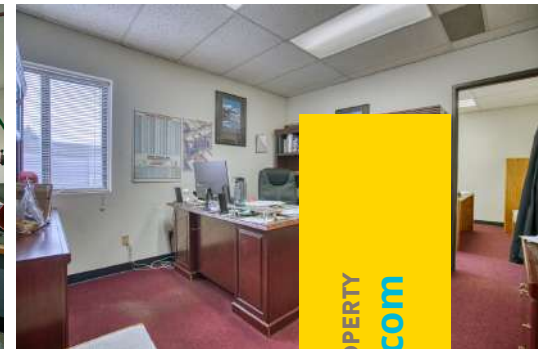
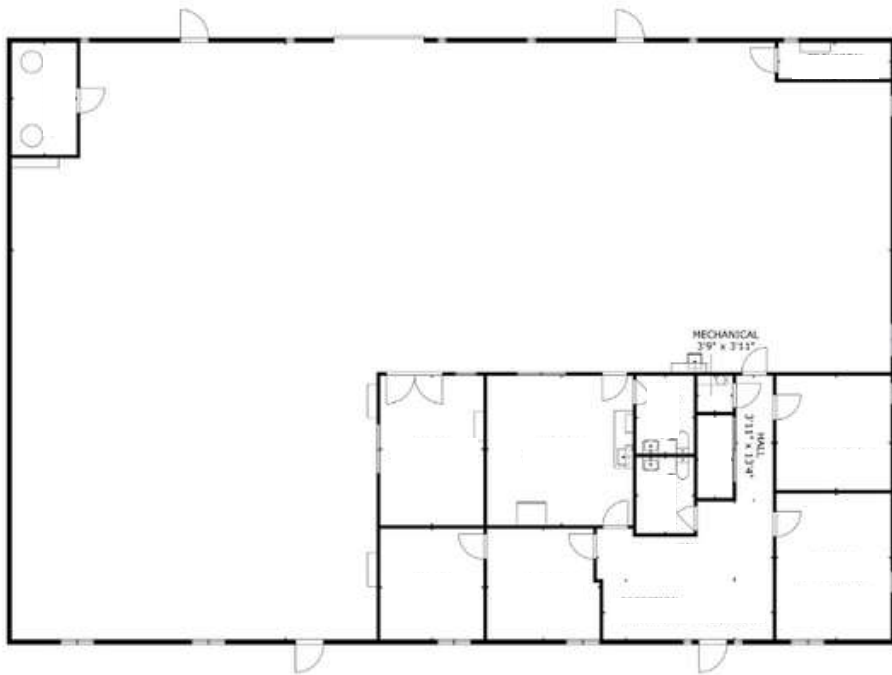
303 444 1344

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## UNIT A/B

- 6,121 SF Flex Space
- 35% Office with one overhead door
- Currently leased through 12/2024 at \$ 9.00/SF + NNNs
- Perfect for owner occupant or to increase rents



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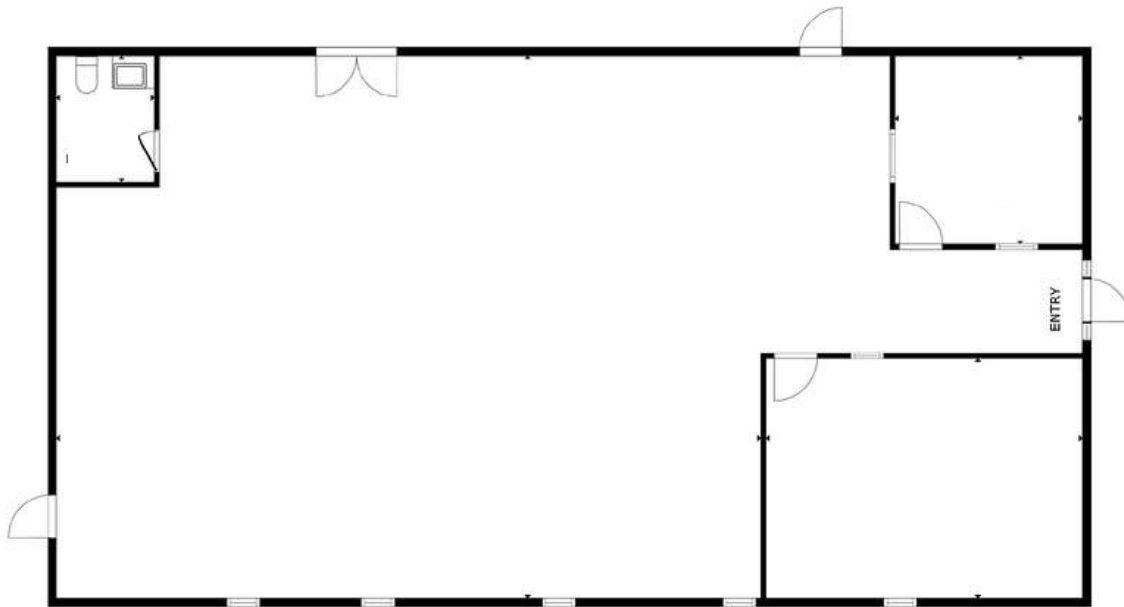
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## UNIT C/D

- 4,279 SF Flex space
- 25% Office / 75% Warehouse with 2 overhead doors
- Currently leased through 4/30/2027 at \$10.75/SF + NNNs (and escalations)

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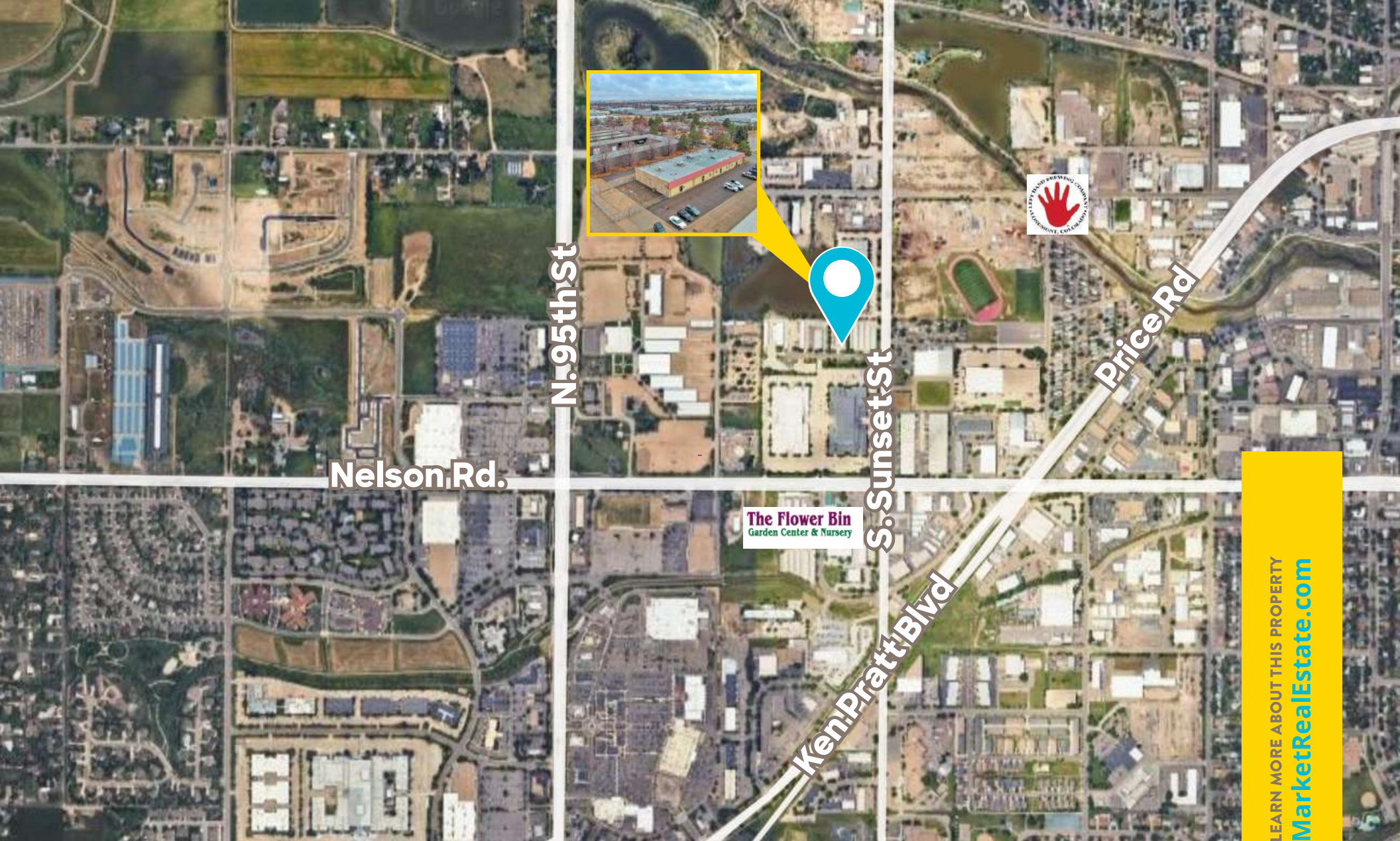
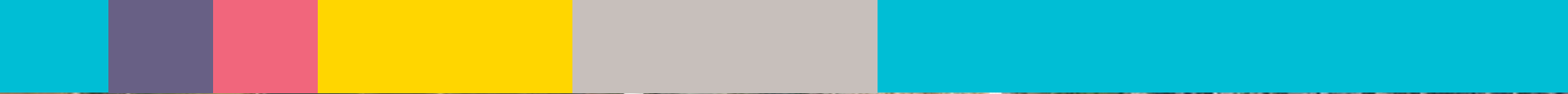
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The Flower Bin  
Garden Center & Nursery

Nelson Rd.

N. 95th St

S. Sunset St

Price Rd

Ken Pratt Blvd

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