

711 S. Bowen St
Longmont, CO

23,200 Square Feet

Warehouse Space Available!

- **Prime corner location:** Situated in Longmont Industrial Park, just one block south of Ken Pratt Blvd
- **Spacious 23,200 SF warehouse:** Plenty of room for operations and storage
- **Multiple access points:** 3 drive-ins and 2 dock-high doors for easy loading and unloading
- **High ceilings:** Truss height of approx. 12' for optimal functionality
- **Brand new roof:** Recently installed for peace of mind and long-term durability
- **Robust electrical capacity:** 1,600 amp, 3-phase power supports heavy equipment
- **Fenced yard:** Secure outdoor storage and operational space
- **Lunchroom with kitchenette:** Convenient break area for employees
- **Abundant parking:** Ample space for employees and visitors
- **Signage opportunities:** Great visibility to enhance business presence
- **Potential expansion:** Up to 20,000 additional SF available if needed



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

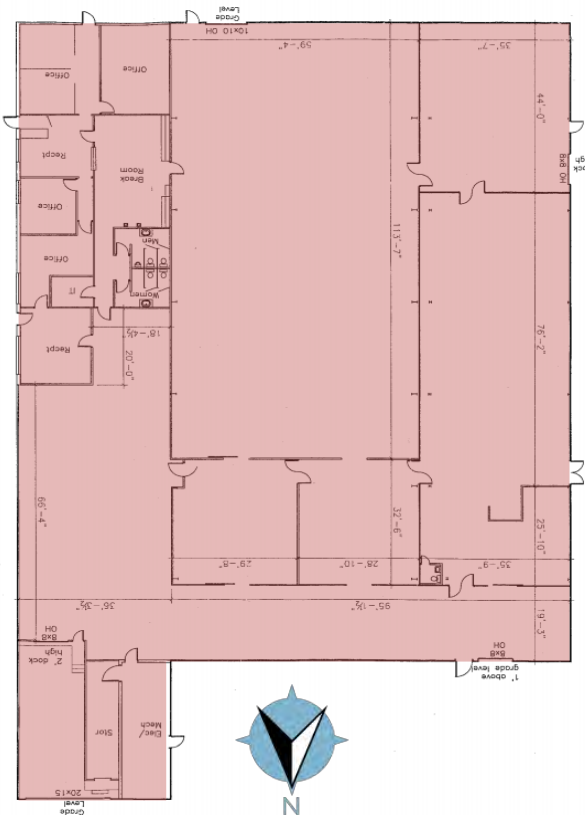
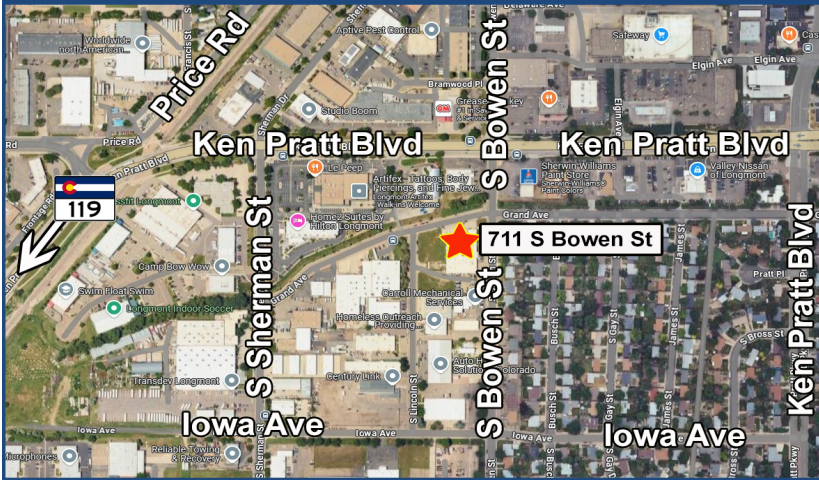
www.TEBOproperties.com

WAREHOUSE SPACE FOR LEASE



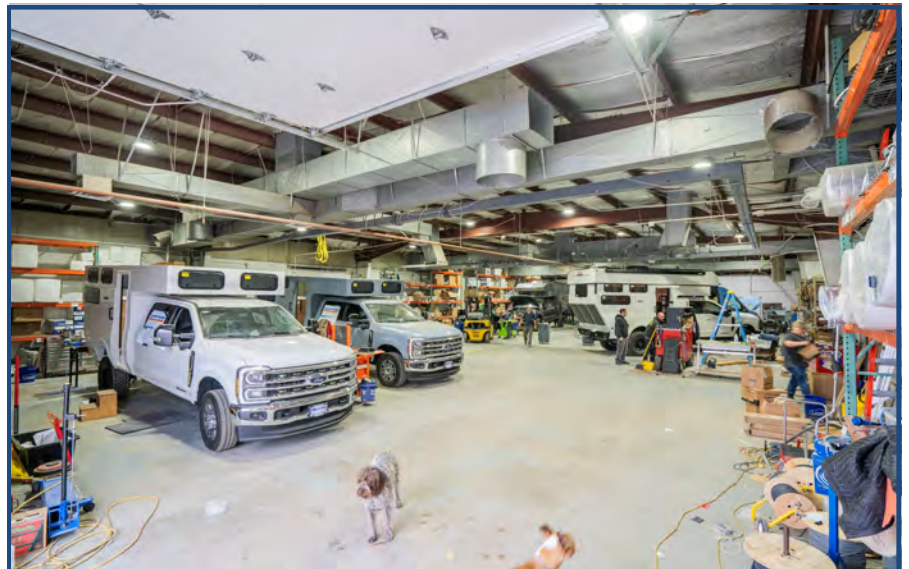
TEBO
PROPERTIES

711 S. Bowen Street, Longmont, CO



- Available for Lease

Unit	Square Footage	Acreage	Price
711	23,200	2 acres	*All NNN are as of 12/31/24 \$10.75/SF + \$3.64 (NNN)* = \$27,820.67/MO



TEBO
PROPERTIES

Contact us for more information:
leasing@teboproperties.com
 303-447-8326
www.TEBOproperties.com