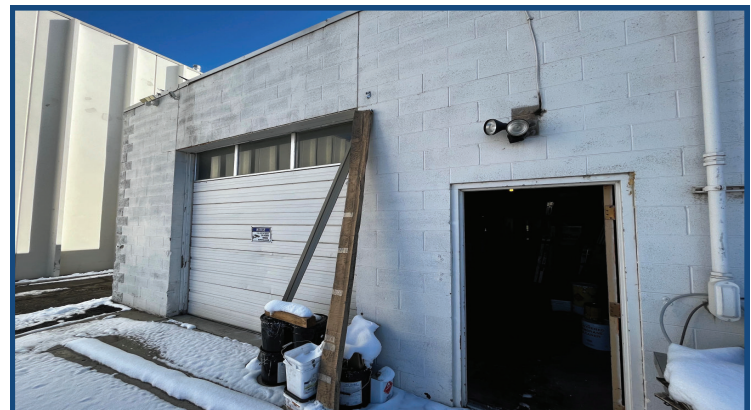
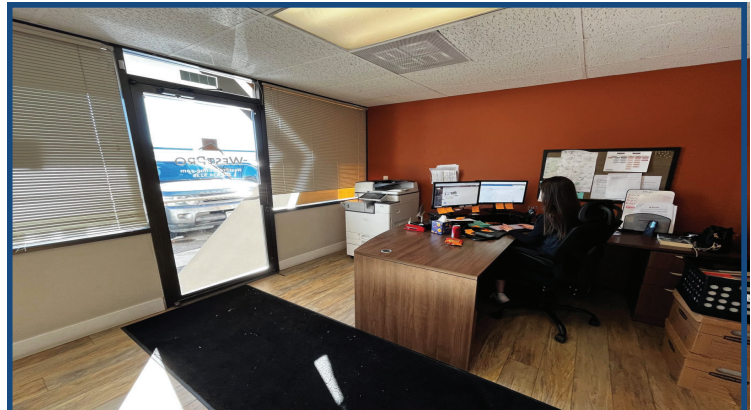


**1321 Sherman Dr
Longmont, CO**

2,133 Square Feet

Retail/Flex Space Available!

- **Flex Space:** Endcap industrial/warehouse space with front office in a retail center.
- **Overhead Door:** Overhead door at the rear of the space for loading and deliveries.
- **High Ceilings:** Generous ceiling height suitable for various industrial or storage needs.
- **Easy Access and Traffic Flow:** Located just off busy Ken Pratt Blvd. for high visibility and convenient access.
- **Ample Parking:** Storefront and rear parking available for employees and customers.
- **Large Store Front Windows:** Front-facing windows provide natural light to the office area.
- **Plenty of Power:** Equipped with 3-phase power to support light industrial operations.
- **Flexible Uses:** Ideal for manufacturing, retail, office, or warehouse use. Formerly occupied by a roofing company
- **Open Floor Plan:** Spacious layout with a front office and open production or storage area.



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

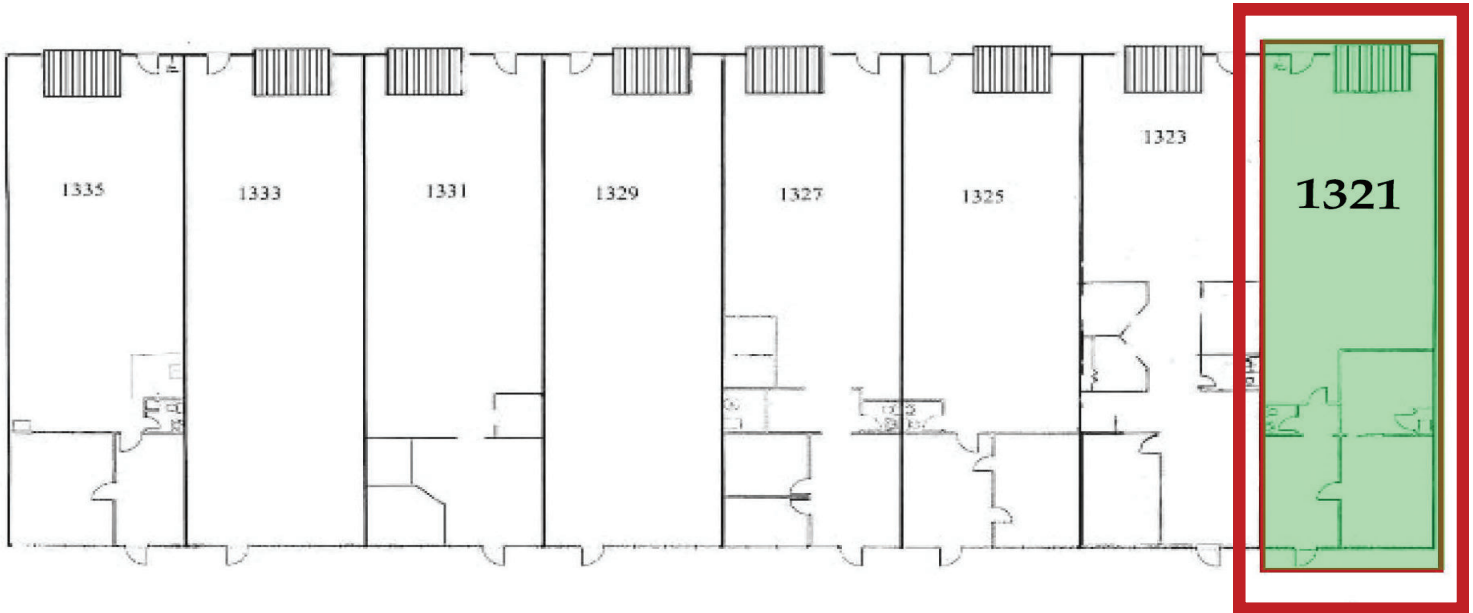
www.TEBOproperties.com

RETAIL/FLEX SPACE FOR LEASE

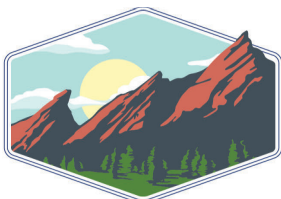


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1321 Sherman Dr, Longmont, CO



Unit	Square Footage	Price <i>*All NNN are as of 12/31/24</i>
1321	2,133	\$16.50/SF + \$4.76 (NNN) = \$3,778.97/MO



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