

**455 Weaver Park Rd.
Unit 200
Longmont, CO**

8,812 Square Feet

Industrial Lab Available!

High Ceiling Heights:

14'–18' Clear Heights in the warehouse for efficient racking and storage

Lab Infrastructure:

Hoods, ventilation, plumbing, benches, racks etc. build out for lab, extraction, and food grade processing purposes

Functional Loading Capabilities:

Shared Dock-High Loading for streamlined shipping and receiving

Strong Power:

Robust 3-Phase upgraded power suitable for heavy industrial users

Climate Controlled:

Fully Sprinklered & Climate-Controlled with HVAC throughout

Amenities:

Well-Maintained Common Restrooms

Ample Parking:

Generous On-Site Parking to accommodate employees and visitors

Excellent Regional Connectivity:

Quick access to I-25, Hwy 287, and Hwy 119



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

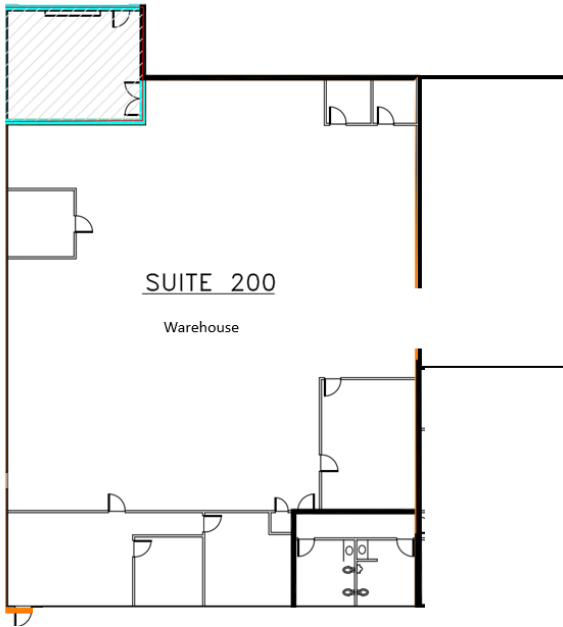


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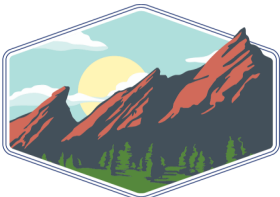
455 Weaver Park Road, Unit 200



Loading Dock



Unit	Square Footage	Price (NNN as of 12/31/25)
200	8,812	\$12.50/SF + \$4.22(NNN) = \$12,278.05/MO



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