

Lease Availability Report

350 Terry St

Longmont, CO 80501 - Longmont Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1964; Renov 1988
RBA:	50,341 SF
Floors:	3
Typical Floor:	16,780 SF
Ceiling Ht:	16'-24'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Taxes: \$1.36 (2016)

SALE

Last Sale: Sold on Sep 9, 2014 for \$2,417,500 (\$48.02/SF)

LOADING

Docks: None Drive Ins: 4 tot./10'w x 14'h
Cross Docks: None

POWER & UTILITIES

Power: 400a

LAND

Land Area: 1.81 AC

PARCEL

1315033-10-001, 1315033-11-002, 1315033-11-010

TRANSPORTATION

Parking: 136 free Surface Spaces are available; Ratio of 2.81/1,000 SF

KEY TENANTS

Public Safety Ventures LLC	15,250 SF	CoSolve	14,017 SF
Archethought, LLC	8,321 SF	Abott & Wallace Distillery	4,766 SF
Delphix Corp.	4,537 SF	Elite Studio LLC	3,308 SF