

# FOR SUBLEASE

**1275 Sherman Drive  
Longmont, CO 80501**

## FOR SUB LEASE:

Space Available: 15,700 rsf  
Lease Rate: \$4.50sf MG + gas.  
electricity & water  
Lease Term: Up to 2 years -  
longer if sublandlord does  
not need space for them  
selves  
Building SF: 42,900 rsf  
Lot SF: +/- 75,850 sf / 1.74 Acres  
City/County: Longmont/Boulder  
Zoning: Mixed Industrial  
Year Built: 1976  
Construction: Twin-T Pre-cast Concrete  
Parking: +/- 85 Spaces  
Ceiling Height: 10-22' Clear.  
Dock Doors: 6 @ 8x8 w/24"-48" ht.  
3 are in sublease space  
Drive-in Doors: 2  
# of Floors: 2  
Elevator: Freight Lift  
Power: 2,000 Amps, 208V, 3P  
500 KVA Transformer  
Heating/AC: Radiant Tube Heaters  
Space Heaters  
A/C in office & N Mezz.  
Available: Now

Updated October 9, 2008



## REMARKS:

1275 Sherman Drive is 1 block N of Ken Pratt, just east of Nelson Road on the west side of Sherman Dr. The sublease space is clean, high-ceiling warehouse with a 3,300 sf structural mezzanine, with 11' clear ceiling above and 10' clear below.

15,700 sf sublease space has three (3) docks from 39"-48" high, and two 8x8 overhead doors w/ minimal access. Sublease offered as-is (no bathrooms, though stubs in place)

*-Floorplan on back-*

## ***For Additional Information Contact:***

BARBARA ROSENTHAL (x.14)

OFFERED BY

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