

FOR LEASE

**6325 Monarch Park Place
Longmont, CO 80503**

FOR LEASE:

Office Available:	4,288 SF +/-
Lab Available:	7,300 SF
Warehouse Available:	18,415 SF
Lease Rate:	TBD
Expenses:	\$2.85
Building SF:	30,003 SF
Ceiling Height	14-16 feet
Lot SF:	2.90 Acres
City/County:	Longmont/Boulder
Zoning:	L-1
Year Built:	1994
Construction:	Frame/Brick Veneer
Lease Term:	1 Year
Parking:	2/1,000
Elevator:	No
Heating/AC:	100%
Available:	Immediately



Property Features:

- **2 Overhead Cranes (4-ton, 2-ton)**
- **Built in 1994**
- **Corporate Image Building with Abundant Landscaping**
- **Men's and Women's Lockers and Showers**
- **Large Employee Kitchen/Break room**
- **Interior Finishes Consistent with Quality Corporate Image**
- **Floor Drains**

For Additional Information Contact:

JON BOPP X 17
DAN HENDRICK X20

Updated 2/18/09

OFFERED BY

IRWIN & HENDRICK 

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

