

1 1110 Boston Ave



Location: **1110 Boston Ave**
Longmont, CO 80501
Denver Metro
Ind / Flex/R&D

Leasing Company: **Regel & Associates, LLC**
Leasing Contacts: **Ed Regel / (303) 746-7375**
Kathy Regel / (303) 775-6562

Sale Company: **Regel & Associates, LLC**
Sale Contacts: **Ed Regel / (303) 746-7375**
Kathy Regel / (303) 775-6562

Property Detail

Building Size: **11,680**
Dock Doors: **0**
Drive In Doors: **1**
Year Built: **1995**
Clear Height: **10.00**
Sprinkler: **None**
Land Area: **0.41 Ac.**
Zoning: **M-1**
Power: **- /- /-3 Phase**
Parking Spaces: **46**
Parking Ratio: **4.00**
Tenancy: **Multi-Tenant**
Construction Type: **Masonry**

Listing Detail

Avail SF: **11,680**
Bldg Vacant: **11,680**
of Spaces: **1**
Max Contig: **11,680**
Min Div: **500 SF**
Lease Rate: **\$9.00 MG**
Operating Exp: **--**
Taxes/SF: **--**
Tax Year: **--**
Price: **\$1,550,000**
Price/SF: **\$132.71 /SF**
Sublet: **No**
Listing Use: **Ind**

Listing Notes

The 11,680 sq ft building consists of an office area which is approximately 10,030 sq ft and the remainder is warehouse. The 11,680 sq ft building consists of office space, kitchen, conference room and warehouse. Nicely finished offices and bathrooms with separate shower on the 1st floor. Premises are beautifully landscaped. Abundant electrical service available.

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
BLDG	11,680	11,680	500	\$9.00 MG	Yes	Now	10,030	--	1	10.00