

# Prime Industrial Space For Lease



**335 1<sup>st</sup> Avenue, Unit C, Longmont, Colorado 80501**

**Ideally situated industrial space on 1<sup>st</sup> Avenue one block from Main Street. Open flexible interior with 14' ceiling height. One office finished and restroom. Dock high door, ample paved parking with easy access.**

**Available Unit:** 3,000 square feet

**Zoning:** MI "Mixed Industrial" City of Longmont

<b>Demographics:</b>	1-Mile	3-Miles	5-Miles
Average HH Income	\$67890	\$79,248	\$84,588
Population	9,787	70,789	91.334

**Lease Rate:** \$8.80 per square foot (\$2,200 per month gross)  
Rate includes gas and electric

**Marketed by:** **Keith Kanemoto** (303)472-2222 Mobile  
**Ed Kanemoto, CCIM** (303)772-2222 Office  
Prudential Rocky Mountain Realtors  
[www.kanemoto.com](http://www.kanemoto.com)

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