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# Continental Control Systems

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PREPARED BY:



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# Lease Availability Report

## 2150 Miller Dr - Maxtor

Longmont, CO 80501 - Longmont Ind Submarket



### BUILDING

Type:	<b>Class B Flex</b>
Subtype:	<b>R&amp;D</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
RBA:	<b>27,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>27,000 SF</b>
Ceiling Ht:	<b>12'-14'</b>

### AVAILABILITY

Min Divisible:	<b>10,828 SF</b>
Max Contig:	<b>10,828 SF</b>
Total Available:	<b>10,828 SF</b>
Asking Rent:	<b>\$7.50 - 8.00/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$1.63 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Relet	10,828	10,828	10,828	\$7.50 - 8.00/NNN	Vacant	Negotiable

### SALE

Last Sale:	Portfolio of 34 Properties in Longmont, CO Sold on Oct 12, 2012 for \$58,300,000 (\$51.49/SF)
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### LOADING

Docks:	<b>4 ext</b>
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### POWER & UTILITIES

Power:	3,200a/277-480v 3p Heavy
Utilities:	Gas - Natural, Sewer - City, Water - City

### FEATURES

Enterprise Zone, Property Manager on Site

### LAND

Land Area:	<b>2.41 AC</b>
Zoning:	<b>M-2</b>
Parcel	<b>1315162-06-002</b>

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### TRANSPORTATION

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Parking: 60 free Surface Spaces are available; Ratio of 4.56/1,000 SF

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Airport: 51 minute drive to Denver International Airport

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Walk Score ®: Car-Dependent (34)

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Transit Score ®: Some Transit (36)

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