
General Electric

9/29/2016

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

Sean Bissell
(303) 296-8813 (phone)
(303) 296-8814 (fax)
sean@raespace.com

Lease Availability Report

1844 Nelson Rd

Longmont, CO 80501 - Longmont Ind Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1994
RBA:	152,218 SF
Floors:	1
Typical Floor:	152,218 SF
Ceiling Ht:	10'-25'
Columns:	50'w x 50'd

AVAILABILITY

Min Divisible:	15,764 SF
Max Contig:	15,764 SF
Total Available:	15,764 SF
Asking Rent:	\$7.50 - 8.00/NNN

EXPENSES PER SF

Taxes:	\$1.28 (2015)
--------	----------------------

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	15,764	15,764	15,764	\$7.50 - 8.00/NNN	Vacant	3 - 7 Yrs

SALE

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

LOADING

Docks:	7 ext	Drive Ins:	1 tot./9'w x 12'h
Cross Docks:	Yes	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3,200a/480v 3p 4w Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Air Conditioning, Enterprise Zone, Property Manager on Site, Signage

Lease Availability Report

1844 Nelson Rd

Longmont, CO 80501 - Longmont Ind Submarket



LAND

Land Area: **9.27 AC**

Zoning: **MI**

Parcel **1315090-49-002**

TRANSPORTATION

Parking: 200 free Surface Spaces are available; Ratio of 3.21/1,000 SF

Airport: 53 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (36)

Transit Score ®: Some Transit (34)

KEY TENANTS

General Electric Company

136,454 SF

