



455 Weaver Park Road

LONGMONT



<p align="center">Building Dimensions</p> <p>Bldg Size 73,456 Sq. Ft. Available 50,880</p> <p>Bldg Type MULTI-TENANT</p> <p>Divisible Yes Divisible From SEE NOTES</p> <p>Office Sq. Ft. Contiguous Space 50,880</p>		<p align="center">Location Of Building</p> <p>Business Park Weaver Business Park</p> <p>Bldg Name</p>	
<p align="center">Property Attributes</p> <p>Zoning Business Light Ind. Year Built 1977</p> <p>Site Size Sprinkled YES</p> <p>Outside Storage NO Fiber Optics AVAILABLE</p> <p>Power 2,000 Amps 480 Volt</p>		<p align="center">Comments</p> <p>UNIT 100 = 22,590 SF @ \$4.95/SF NNN (\$1.51) UNIT 200 = 7,437 SF @ \$4.95/SF NNN (\$1.51) UNIT 500 = 10,935 SF @ \$4.25/SF NNN (\$1.51) UNIT 700 = 9,918 SF @ \$4.95/SF NNN (\$1.51) UNITS MAY BE COMBINED</p>	
<p align="center">Loading Detail</p> <p>Ceiling Height 20 FEET Parking 173 Spaces</p> <p>Dock Highs YES Drive In YES</p> <p>Rail NO Rail Served By</p> <p>Cranes NO Total Cranes N/A</p>		<p align="center">May Be Annexed to:</p> <p align="center">Terms</p> <p>Terms Lease</p> <p>Lease Cost \$4.25 - \$4.95/SF NNN (\$1.51)</p> <p>Sale Price N/A</p>	
<p align="center">Utilities & Transportation</p> <p>Utilities ALL</p> <p>Nearest Interstate I-25 Corridor I-25</p> <p>Miles to DIA >20</p>		<p align="center">Broker Information</p> <p align="right"></p> <p>Company TEBO DEVELOPMENT COMPANY</p> <p>Broker(s) JAMES DIXON</p> <p>1590 BROADWAY BOULDER CO 80302</p> <p>Phone (303) 447-8326 Fax (303) 447-0206</p>	
<p align="center">Building Location</p>  <p>© 1999 MapQuest.com, Inc.; © 1999 Navigation Technologies</p>		<p align="center">Broker Comments</p> <p>GREAT ACCESS TO HIGHWAY 119 & I-25. FUNCTIONAL INDUSTRIAL BUILDING FOR LEASE IN CENTRAL LONGMONT. EASY COMMUTE TO DENVER AND NORTHERN COMMUNITIES. MINUTES TO LOCAL SHOPPING AND DOWNTOWN. AMPLE PARKING, ZONED BLI. 2,400 AMPS, 480 VOLTS, A/C AND 14-18 FOOT CLEARANCE. DOCK DOORS, OVERHEAD DOORS, SLIGHT OFFICE BUILDOUT WITH THE MAJORITY OF SPACE BEING MANUFACTURING AREAS.</p> <p>DataBank ID # IB-006 Last Updated 1-4-12</p>	