

OWNER-USER / INVESTMENT
SALE + LEASE OPPORTUNITY
FOR SALE
1567 Vista View Dr., Longmont, CO

INVESTMENT OPPORTUNITY

±10,367 SF, is leased to Ferguson Enterprises, LLC, a national credit tenant, through February 2027 at \$10,895/month NNN, providing immediate and stable income. Built with insulated metal panels (R-20/R-35), LED lighting, 90% efficient HVAC, and full sprinkler coverage, the property offers durability and efficiency. Additional features include secure onsite storage, a concrete loading dock, fiber connectivity, and professionally landscaped grounds.

LEASE OPPORTUNITY

±5,217 SF Class A two-story office/flex suite, available for lease or owner-use. The space is fully built-out with polished concrete floors, a chef's kitchen, multiple private offices, conference rooms, open work areas, lounge areas, and restrooms on both levels. With premium finishes and a plug-and-play configuration, the space is ideal for office, flex, or lab users seeking minimal up-front improvements.



Building
Signage



Easy
Access



Shower



Sprinklers



Near Parks



Kitchen

**Colorado
Group**

FOR MORE INFORMATION

Ashley Overton

Senior Commercial Broker

303.449.2131 ext 147

ashley@coloradogroup.com

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1567 Vista View Drive, Longmont, CO 80504

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AVAILABLE: 5,217 SF
Class A Two-Story Office/Flex
Suite for Lease



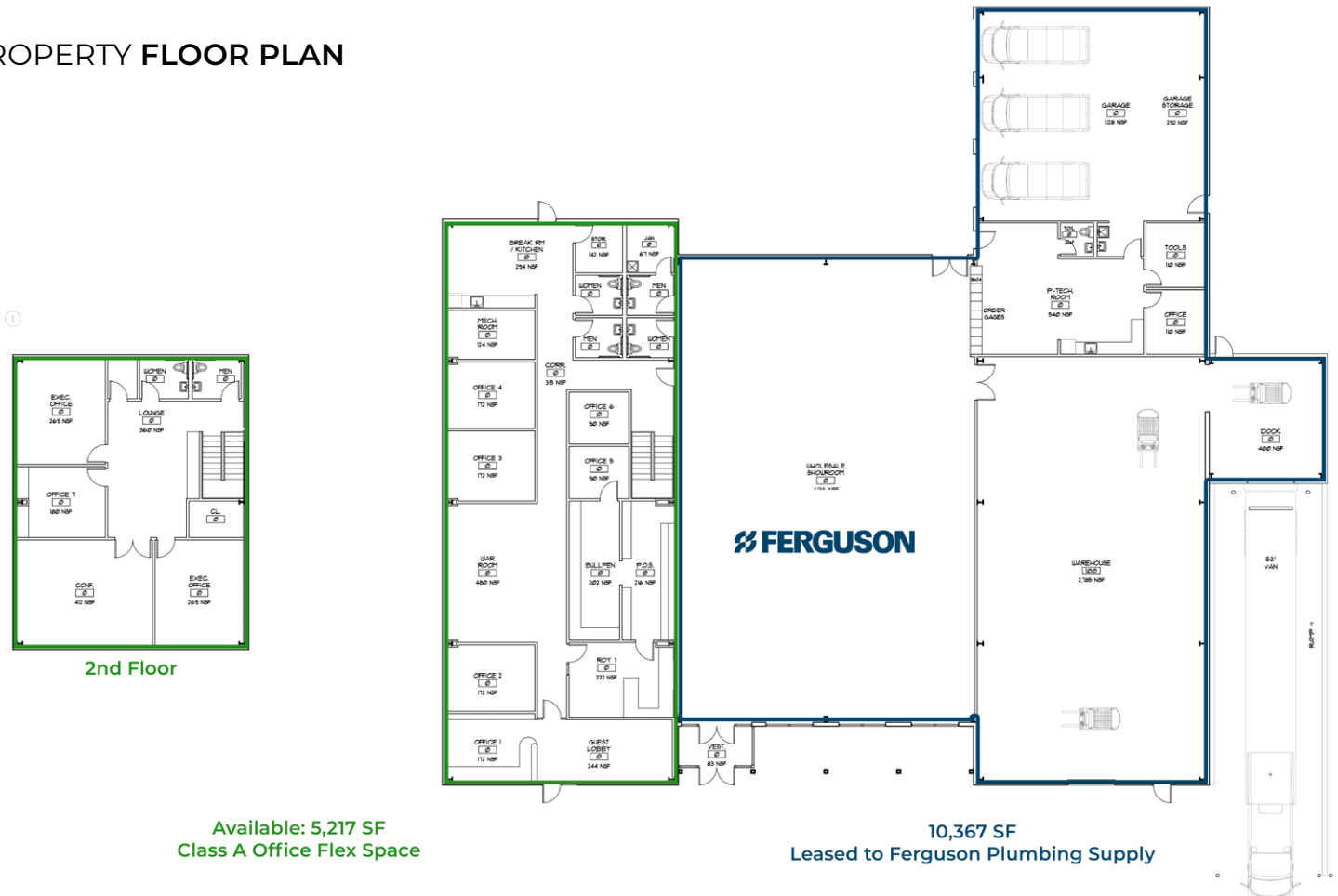
For a complete disclaimer, please see page one of this brochure.

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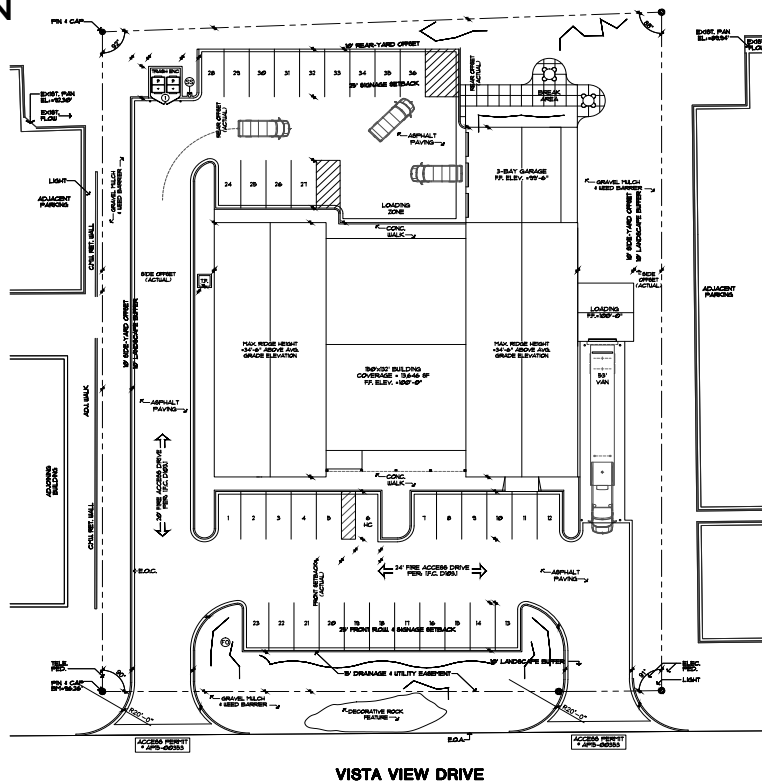
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PROPERTY FLOOR PLAN



PROPERTY SITE PLAN



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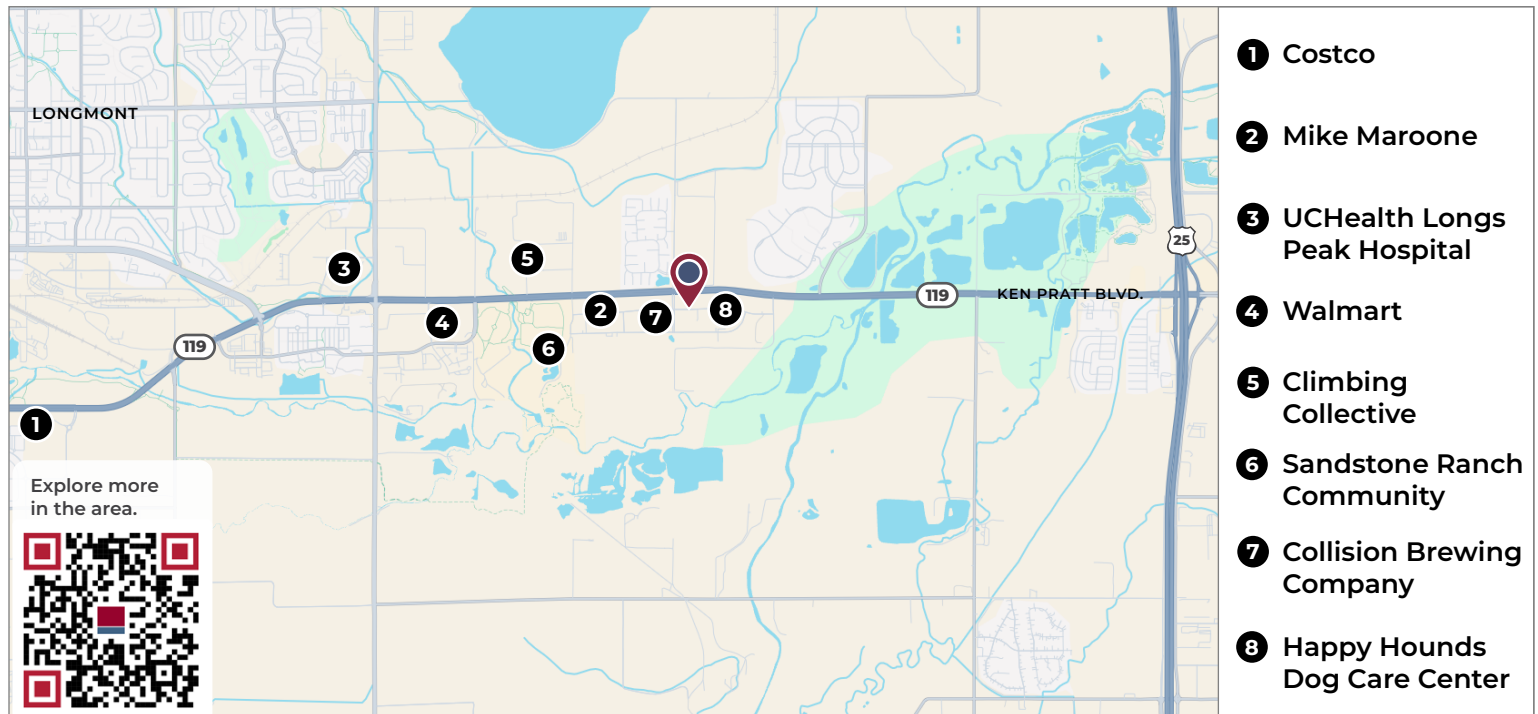
WHY 1567 VISTA VIEW DRIVE?

- **Dual Opportunity:** Occupy or lease ±5,217 SF while benefiting from stable income.
- **Premium Buildout:** Modern finishes, efficient floorplan, and turnkey condition.
- **Strong Tenant:** Ferguson Enterprises provides reliable cash flow through 2027.
- **Quality Construction:** Energy-efficient systems and durable building envelope.
- **Strategic Location:** Easy access, signage opportunity, and professional setting.

PROPERTY LOCATION



1567 VISTA VIEW DRIVE,
LONGMONT, CO, 80504



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Google Maps

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