

**For Sale - Value Add Investment**  
4001 S Valley Dr | Longmont, CO | US | Weld County  
Available SF: 40,306 | Sale Price: \$4,150,000



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Sale Price:	\$4,150,000
Last Updated:	Sep 18, 2025

**Economic Development Contact**

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**Audrey Herbison**  
Upstate Colorado Economic Development  
822 7th Street  
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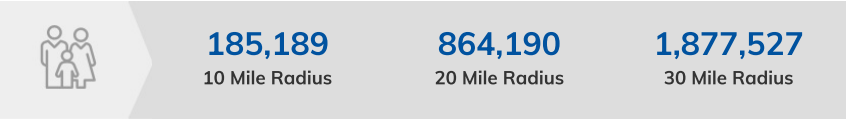
**Realtor/Owner Contact**

**Colliers**  
Cody Sheesley  
+1 303 309 3520 | cody.sheesley@colliers.com

**Property and Area Description**

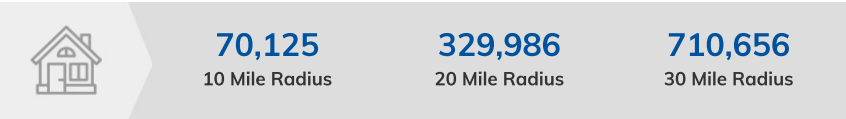
\*\*\*Confidential Listing, please do not approach tenants\*\*\*- Excellent I-25 visibility, 92,000 VPD (CDOT 2023); Projected to hit 105,846 VPD by 2030 (CDOT; OTIS)- Value-add investment opportunity- 7 of 8 industrial units leased with near term mark to market opportunity- Climate controlled self-storage &ldquo;xxx&rdquo;% occupied- Plans available to expand self storage foot print 19,528 SF Warehouse (Multi-Tenant),20,778 SF Climate Controlled Self-Storage (140 Units),GC (General Commercial; Mead) Zoning

**Population**



Source: ESRI®, 2025

**Households**



Source: ESRI®, 2025

**Transportation**

Audrey Herbison | Director of Economic Development | Upstate Colorado Economic Development  
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