



5490 Western Ave

Boulder, CO

Industrial / Flex Building for Lease or Sale in Boulder

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Property Info & Gallery

View Map

Available Space	24,524 sq. ft.
Purchase Price	\$6,865,000 (\$280 / sq. ft.)
Lease Rate / sq. ft.	\$16.50 NNN
Expenses / sq. ft.	\$7.59*

**Not Including Utilities & Trash*

- Approx. 20% Office & 80% Warehouse
- Office Space is Spread Across Two Floors with a Mix of Open Work Areas, Private Offices, Conference Rooms & Kitchenette
- 16'8" Clear Height in the Warehouse Area with Climate Control Throughout
- Oversized Doors with Interior Loading Dock & Ramp Access
- Fenced in Yard Area with Drive-In Door & Dock-High Loading Door
- Great Boulder Location with Easy Access to Arapahoe & 55th Street

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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

5490 Western Ave
24,524 sq. ft.

Second Floor

First Floor

Dock Door

Drive-In Door

Drive-In Door

Internal Dock
High Loading
& Ramp

Drive-In
Door



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INTERIOR DOCK LOADING & RAMP