



High Cube Warehouse Space

Steve Sims

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Property Info & Gallery

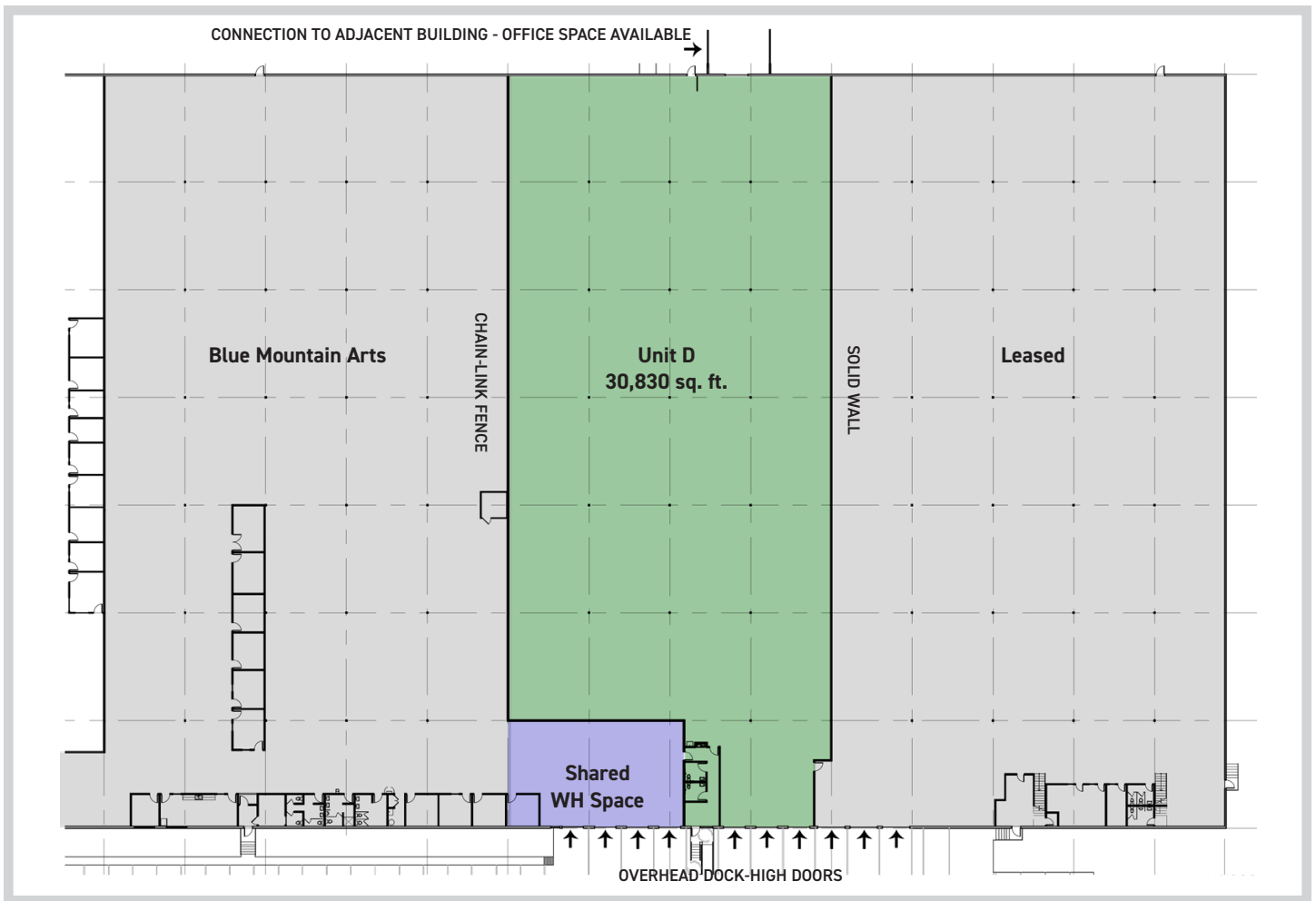
View Map

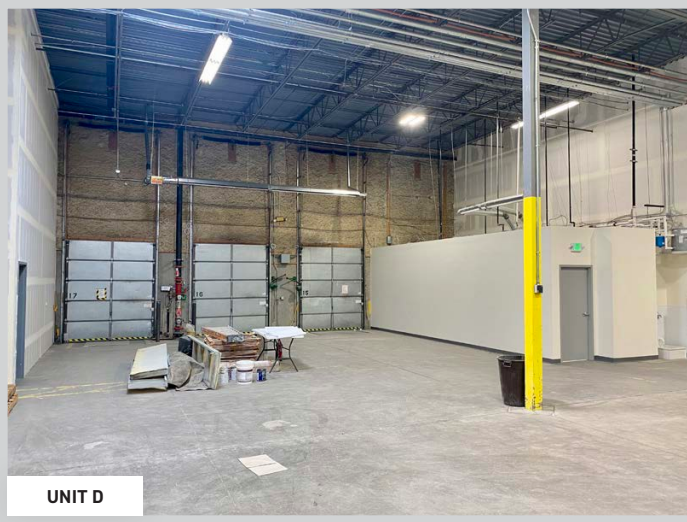
Unit	Size	Lease Rate / sq. ft.
D	30,830 sq. ft.	\$8.95 NNN
Expenses / sq. ft.		\$4.57*

**Not Including Electric*

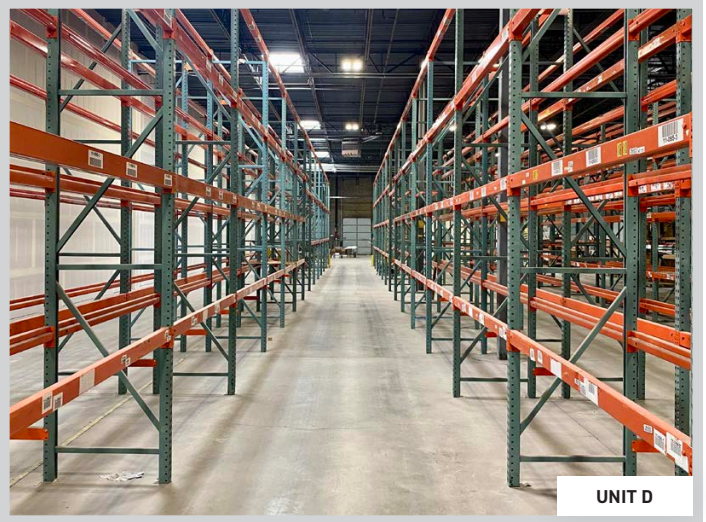
- 3 Dock High Overhead Doors (8' x 10') with Levelers, Ample Parking & Room for Semi Truck Loading
- 24' Ceiling Height (21'5" Clear Height)
- Newly Installed Restrooms & ADA Entrance Ramp, Existing Racking Available for Purchase by New Tenant & Opportunity to Lease Office Space in Adjacent Building with Direct Connection!
- IM Zoning (Industrial Manufacturing) Allows the Following Uses by Right: Warehouse/Distribution Facility, Wholesale Business, Light Manufacturing, Building & Landscaping Contractor, Equipment Repair & Rental, Governmental Facility, Art Studio, Administrative Office, R&D, & Media Production. Many Other Uses may be Allowed by Use Review: Museum, Specialized Instruction, Brewery/Distillery/Winery, Indoor Athletic Facility, Building Material Sales, Retail Sales, Business Support Service, General Manufacturing, & Recycling Center
- Great Gunbarrel Location with Boulder Address & Easy Access to the Diagonal (Hwy 119) with 10 Minute Drive to Boulder & Longmont & 20 Minutes to Louisville & Lafayette
- Short Walk to King Soopers & Many Nearby Restaurants such as Deli Zone, Snarf's, Human Kind Coffee, Aperitivo, Proto's Pizza, Sancho's, Burger King, & More!
- RTD Bus Stop Located on Spine Rd Next to the Building Connects Gunbarrel to Downtown Boulder (Along Jay Rd, 28th St & Canyon)

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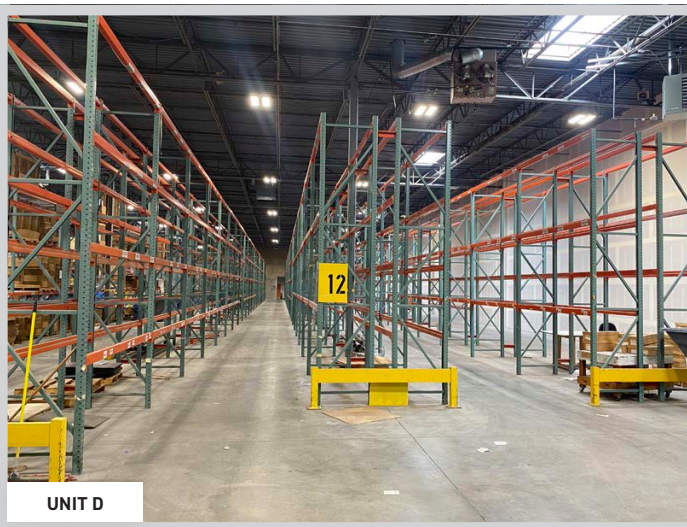




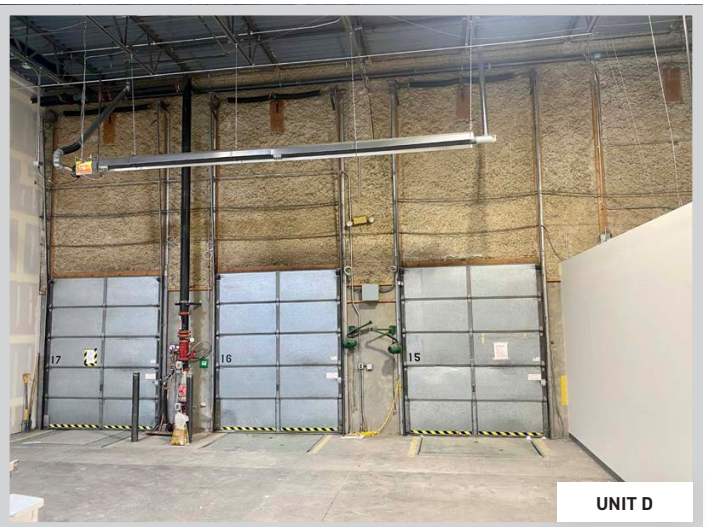
UNIT D



UNIT D



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UNIT D