



## 5660 Valmont Road

Suite C, Boulder, CO

### Boulder Flex Unit with Optional Yard

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[Property Info & Gallery](#)

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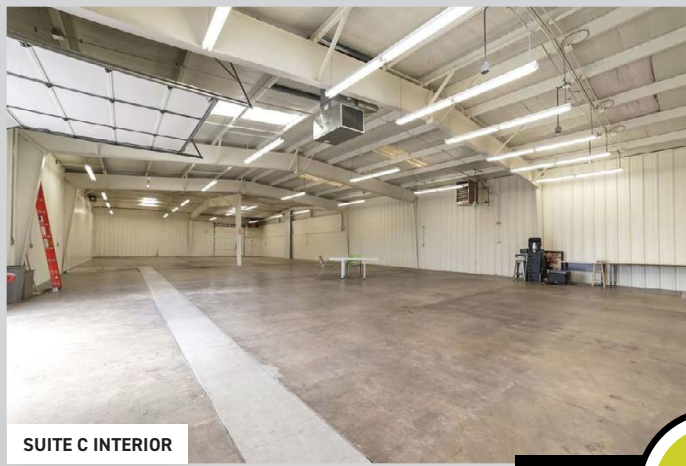
#### Available October 1, 2026

Suite	Size	Price	Expenses / sq. ft
C	4,739 sq. ft.	\$15.00 NNN	\$8.52*
Optional Storage Yard	8,400 sq. ft.	\$1,500/Month Gross	--

*\*Not Including Utilities*

- Clean Flex/Warehouse Space with Private Restrooms
- Overhead Door with Truck Well for Dock-High Loading
- Fully Conditioned Space Suitable for Manufacturing or Production
- 14-16ft Clear Height; 120/240 Volt, 800 Amp, 3-Phase Service to the Building
- 8,400 sq.ft. Storage Yard Available for an Additional \$1,500/Month Gross
- Ample Parking Ratio of 2.3:1,000 (32 Spaces)
- General Industrial Boulder County Zoning (GI) Allows for a Variety of Uses
- Convenient to Many Boulder Amenities & Easily Accessible from Boulder Creek Path or RTD

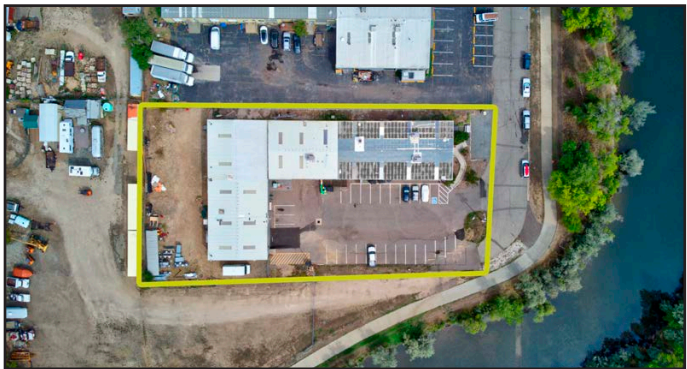
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SUITE C INTERIOR



SUITE C LOADING DOCK





CONVENIENT BOULDER LOCATION

