



UNDER NEW OWNERSHIP AND MANAGEMENT

DEAN CALLAN
& COMPANY INC

INDUSTRIAL/WAREHOUSE
SPACE FOR LEASE | 6390-6420 Gunpark Drive, Boulder, CO 80301

6390
GUNPARK DRIVE
6420

DEAN CALLAN
& COMPANY INC

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6390



6420

6390-6420 GUNPARK DRIVE BOULDER,CO 80301

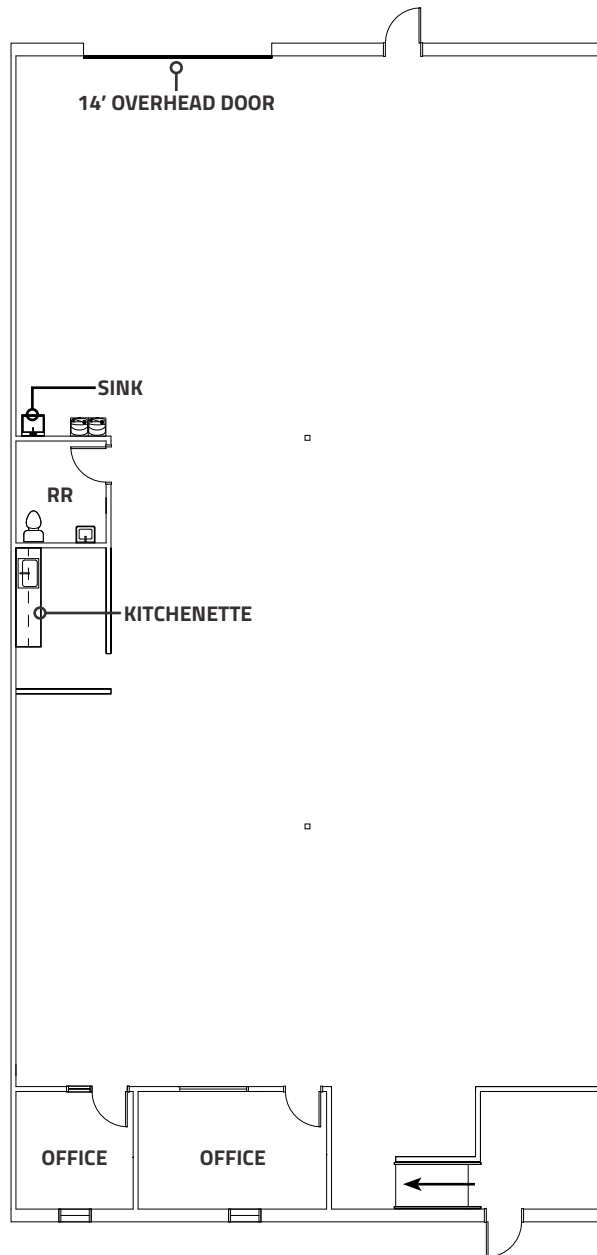
Prime small-bay industrial/warehouse spaces for lease. 6390-6420 Gunpark Drive is strategically located in Boulder’s thriving industrial corridor. Built in 1980 and recently remodeled with modern upgrades. Flexible IG-D zoning, robust power, 17’ clear heights, drive-in overhead doors, and ample parking.



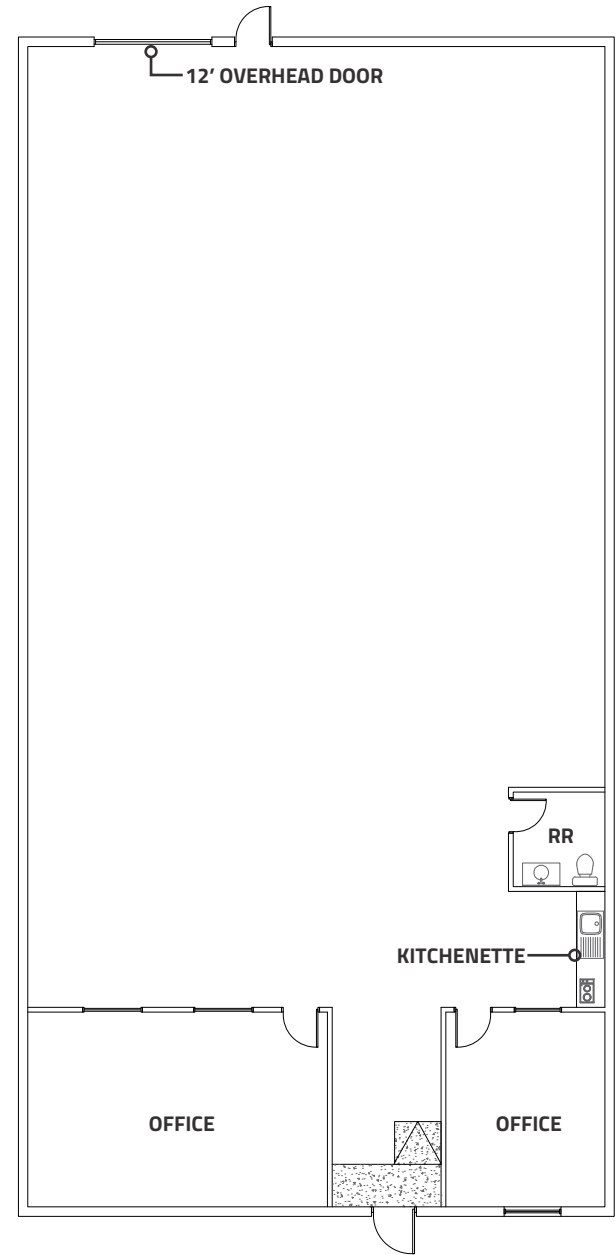
TERMS & KEY FEATURES

6390 - Unit C:	5,011 RSF
6390 - Unit D:	5,000 RSF
6420 - Unit A:	5,029 RSF
6420 - Units C&E:	10,035 RSF
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$7.74 / SF (Est. 2026)
Zoning:	IG-D
Year Built:	1980
Clear Height:	17' - 18'
Parking Spaces:	103
Parking Ratio:	2/1,000 SF
Sprinkler System:	Yes
(6390) Power:	1600amps/208v 3-phase
(6420) Power:	1800amps/208v 3-phase

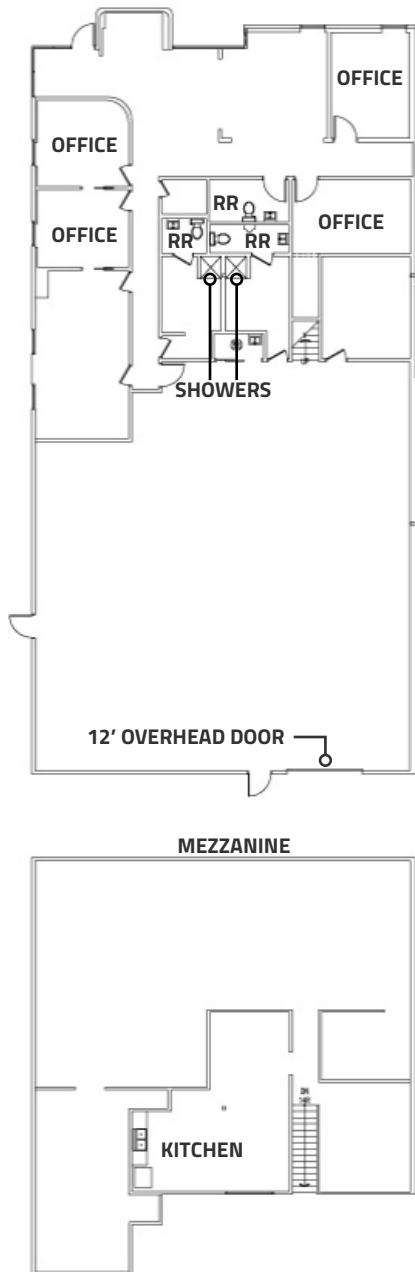
6390 GUNPARK DRIVE, UNIT C - FLOORPLAN (5,011 RSF)



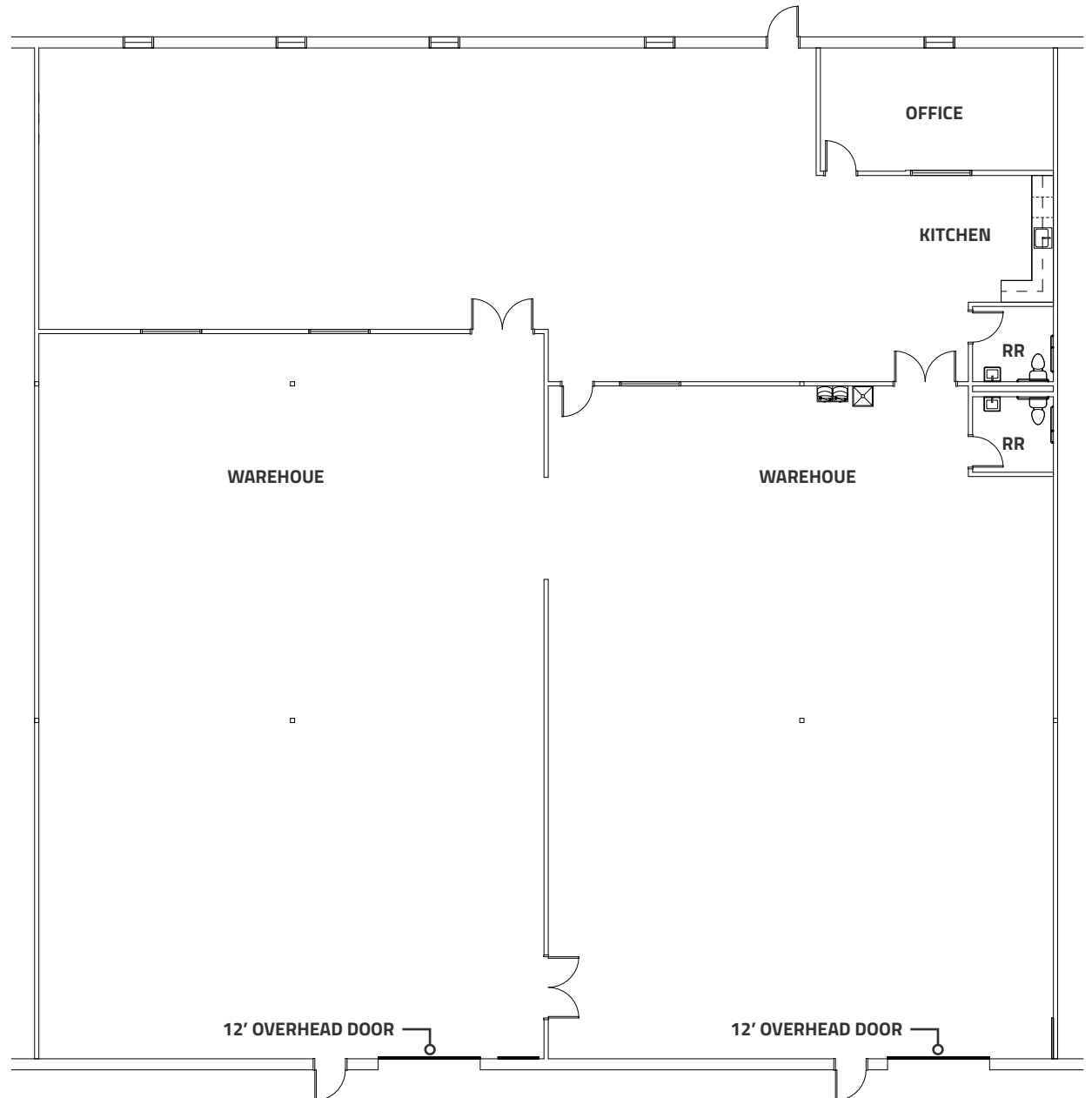
6390 GUNPARK DRIVE, UNIT D - FLOORPLAN (5,000 RSF)



6420 GUNBARREL DRIVE, UNITS A- FLOORPLAN (5,029 RSF)



6420 GUNBARREL DRIVE, UNITS C & E - FLOORPLAN (10,035 RSF)







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