

7088 Winchester Cir.
Boulder, CO

19,765 - 57,182SF

INDUSTRIAL SPACE FOR LEASE!

Warehouse/Flex Opportunity: Versatile space ideal for warehouse, flex, office, and R&D users

Excellent Regional Access: Conveniently located with immediate access to Highway 119 and Highway 52

Expansive Warehouse Volume: 18-foot warehouse ceilings provide ample vertical clearance

Efficient Loading: Loading dock supports streamlined shipping, receiving, and operational needs

Flexible Floorplan: Open layout accommodates a variety of business operations and configurations

Modern Office Environment: Attractive office area featuring large windows and direct patio access

Robust Infrastructure: Extensive plumbing infrastructure supports a range of specialized uses

Multi-Use Potential: Well-suited for research and development, light industrial, flex, and office applications



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

WAREHOUSE/FLEX SPACE FOR LEASE



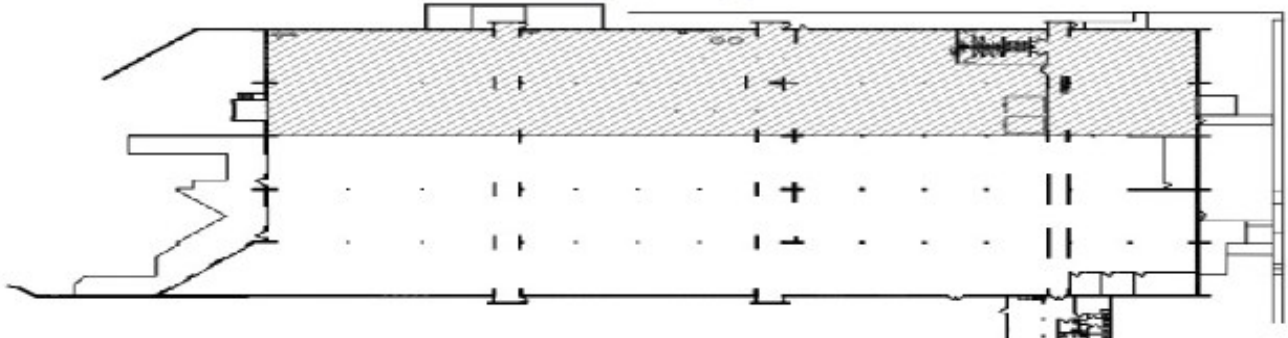
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7088 Winchester Circle, Boulder, CO

UNIT 100



UNIT 200



Unit	Square Footage	Price (NNN as of 12/31/26)
100	37,417	\$12.50/SF + \$4.91 NNN
200	19,765	\$12.50/SF + \$4.91 NNN
100+200	57,182	\$12.00/SF + \$4.91 NNN



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