



## 5660 Valmont Road

Boulder, CO

### Rare Boulder Flex Building with Yard Space

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Property Info & Gallery

View Map

#### Great Property for an Owner User or Value-Add Investment

Building/Site Size	14,505 sq. ft./1 Acre*
Price	\$3,950,000 (\$272.32 / sq. ft.)
Zoning	General Industrial (GI) - Boulder County

*\*Plus Fenced Yard for Outdoor Storage*

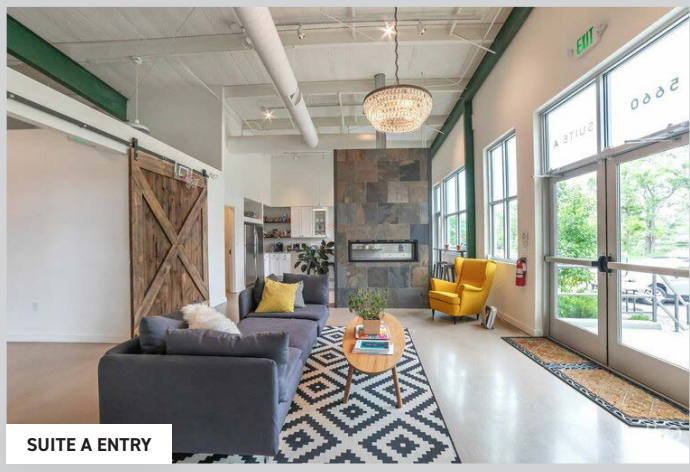
- True Flex Building Featuring Remodeled Office, Warehouse Spaces, & Fenced Storage Yard
- Tenants in Place with ~5,000 sq.ft. Available for Owner to Occupy or Investor to Reposition in October 2026
- Units A & B are Open & Modern Tech Office Leased to a Single Tenant at Below Market Rent
- Units C & D Feature Overhead Doors with Truck Wells for Dock-High Capable Loading (Unit C Listed for Lease @ \$15NNN)
- Building Features Temperature Control, 14-16ft Clear Heights, and 120/240 Volt, 800 Amp, 3-Phase Service
- 8,400 sq. ft. Fenced Yard is a Rare Boulder Amenity Attractive for a Variety of Users (Leased with 90-day Right to Terminate & Listed @ \$1,500/month)
- Convenient Location to Many Boulder Amenities & Easily Accessible from Boulder Creek Path or RTD

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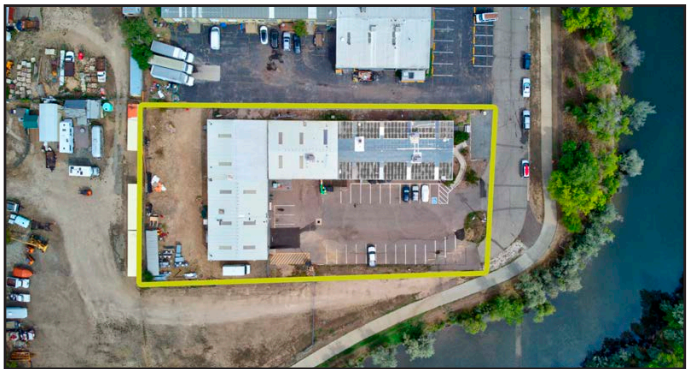
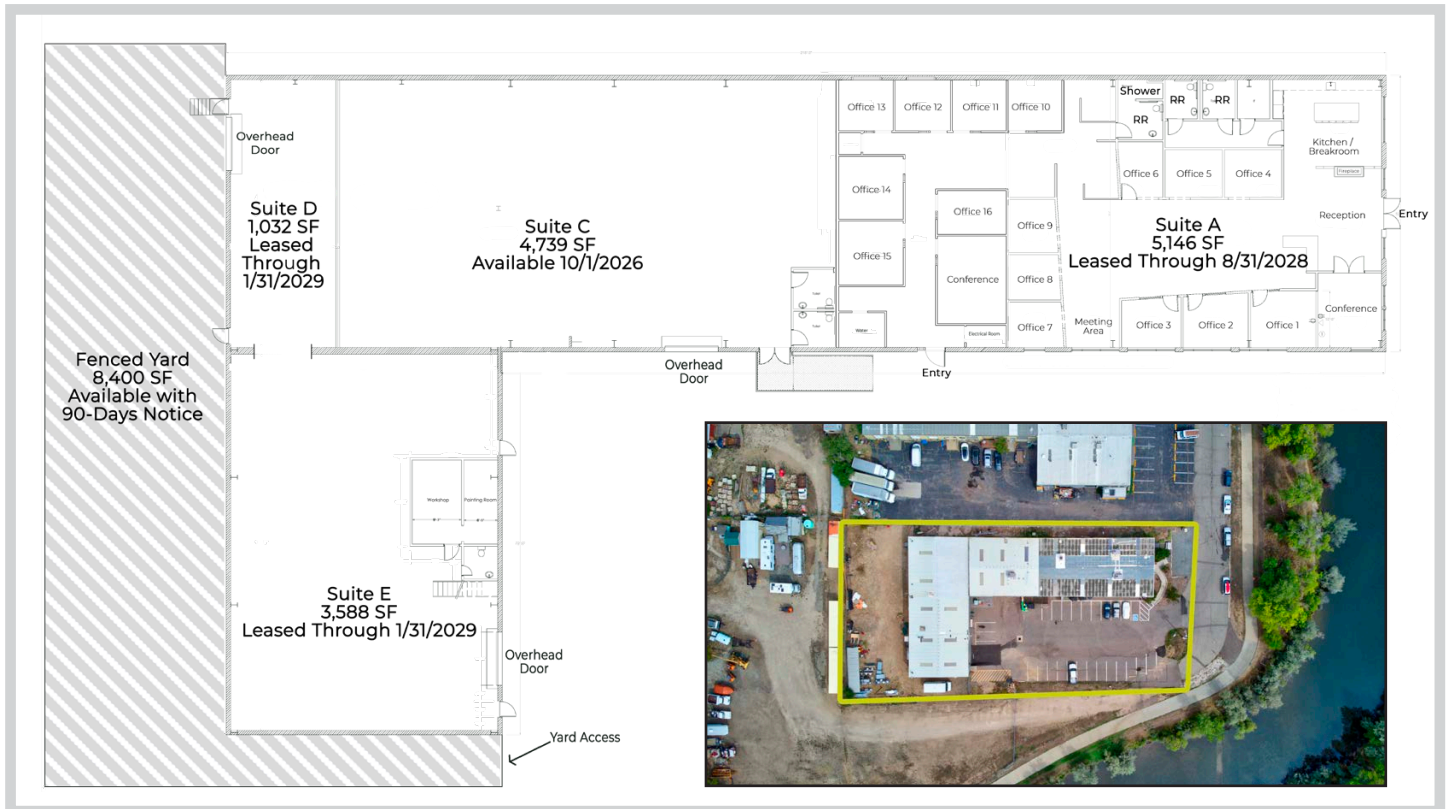
SUITE A ENTRY



SUITE C WAREHOUSE

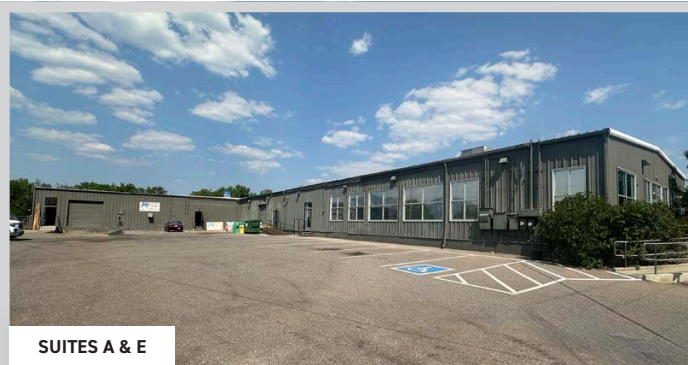


FENCED STORAGE YARD





CONVENIENT BOULDER LOCATION



SUITES A & E



SUITE C LOADING DOCK

