

**1900 55th Street
Units 100, 200 & Building B
Boulder, CO**

6,000—30,061 Square Feet

Prime East Boulder Industrial Location:

High-visibility site on busy 55th Street
adjacent to Flatiron Park tech hub

Expansive High-Ceiling Warehouse:

Ideal for vertical storage or specialized
equipment

Flexible Loading Options:

Features both a drive-in bay doors and
loading dock with overhead door

Heavy Power Capacity:

2,400+ amps to support demanding
operations

Climate-Controlled Environment:

Multiple HVAC RTUs for comfortable
conditions for staff and sensitive
equipment

Excellent Connectivity:

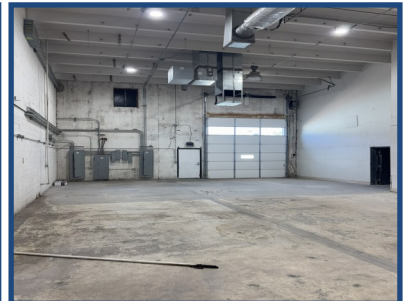
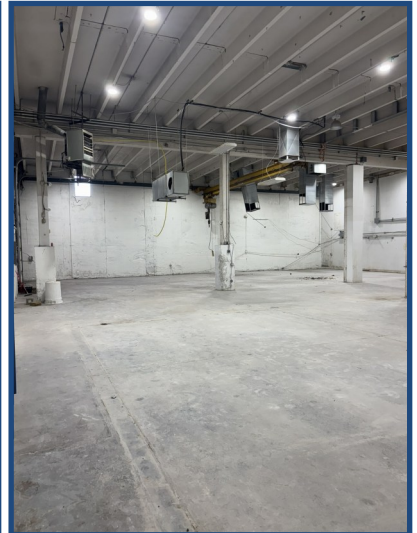
Easy access to Arapahoe Avenue (Hwy 7)
and major thoroughfares

Diverse User Appeal:

Perfect for industrial, manufacturing,
assembly, shipping and distribution
complementary businesses

Heavy Industrial Features:

5-ton crane for loading and unloading



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

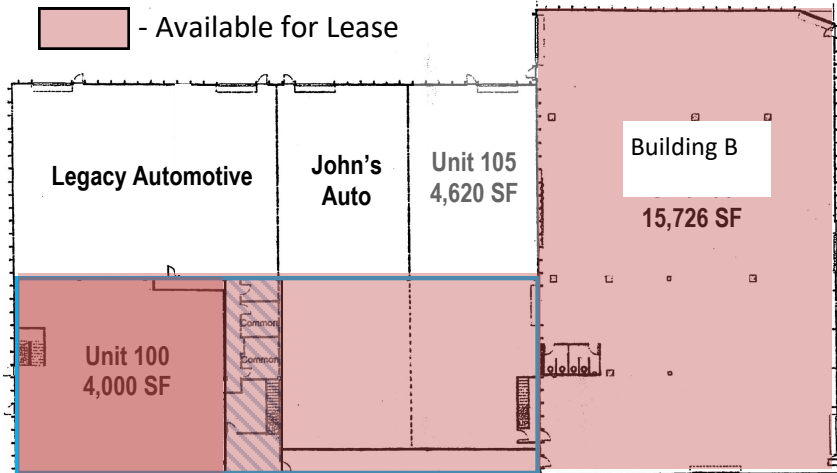
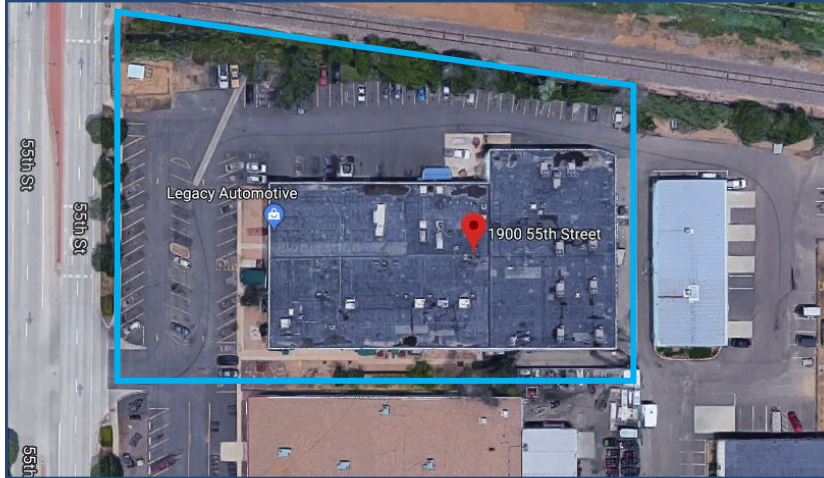
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INDUSTRIAL WAREHOUSE FOR LEASE

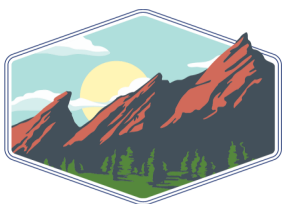
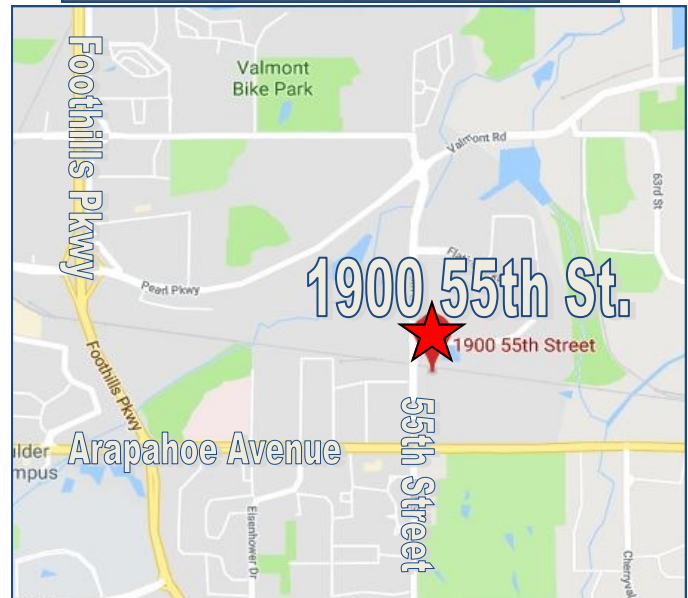


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1900 55th Unit 100, 200 & Building B



Unit	SF	Price All NNN as of 12/31/26
100	6,000	\$12.50/SF + \$5.15 NNN
200	8,335	\$8.00/SF + \$5.15 NNN
B	15,726	\$12.50/SF + \$5.15 NNN
ALL	30,061	\$12.00/SF + \$5.15 NNN



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