

3200 Valmont Boulder, CO

1,206 – 12,474 SF

Industrial, Flex Bays, & Retail Space For Lease!

Multiple Small Bay Units Now Available:

Units 5, 10, 11, 12, 13, 14, and 15 currently coming available, offering a rare opportunity to lease a significant block of space in one building

Prime Valmont Road Location:

Located east of 30th Street on Valmont Road, with convenient access to Foothills Pkwy and adjacent to the vibrant Boulder Transit Village

Flexible Layout:

Flexible space suited for a variety of uses, previously occupied by Caliber Collision

High Ceilings:

18' high ceilings throughout w/ industrial and auto repair infrastructure

Drive-In Access:

Man doors and overhead doors in the back of each unit for easy loading and access

Retail Exposure:

Located in a busy shopping center

Flexible Uses:

Perfect for R&D, industrial, auto repair, light manufacturing, storage, fitness, etc.

Various Sizes:

Take one bay, two bays, three bays, etc., or lease them all for a discount!



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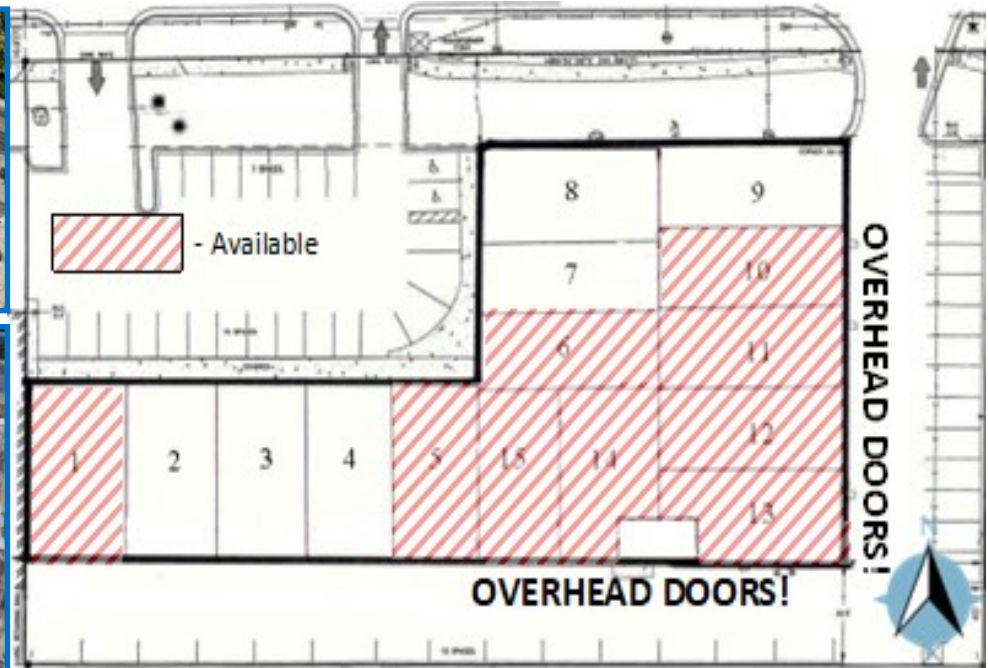
leasing@teboproperties.com

303-447-8326 teboproperties.com



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Unit	SF	Details	Price NNN as of 12/31/26
1	1,445	Prime retail space with OH door in back	\$19.50/SF + \$8.88/SF (NNN)
5	1,445	Prime retail space with OH door in back	\$18.00/SF + \$8.88/SF (NNN)
6	1,763	High ceilings open layout w/ mezzanine	\$14.95/SF + \$8.88/SF (NNN)
10	1,344	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
11	1,344	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
12	1,344	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
13	1,252	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
14	1,331	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
15	1,206	Flex unit w/ high ceilings and OH door	\$18.00/SF + \$8.88/SF (NNN)
ALL	12,474	Mix and match or take all the units!	Call for bulk discounted rates



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