

1,469-2,900 SF
\$16.50 NNN



NEW BUILDING OWNERSHIP

DEAN CALLAN

& COMPANY INC

BEAU GAMBLE

President

303.945.2028

beaugamble@deancallan.com

KEVIN NELSON

Managing Broker

720.464.3950

knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

INDUSTRIAL SPACE FOR LEASE

**2480 49TH STREET, UNITS C&H
BOULDER, COLORADO 80301**

Explore the possibilities of these prime industrial spaces at 2480 49th Street, Boulder, CO. Boasting convenient 10'x12' overhead doors, the property offers seamless functionality. Situated with excellent frontage, it stands amidst Boulder's vibrant automotive businesses, making it an ideal location for enterprises in this industry. Nestled along Pearl Parkway, it ensures easy access to major routes like Foothills Parkway, enhancing both visibility and accessibility. Discover a strategic space that aligns perfectly with your business needs.

[Call us for more information and to set up a tour.](#)

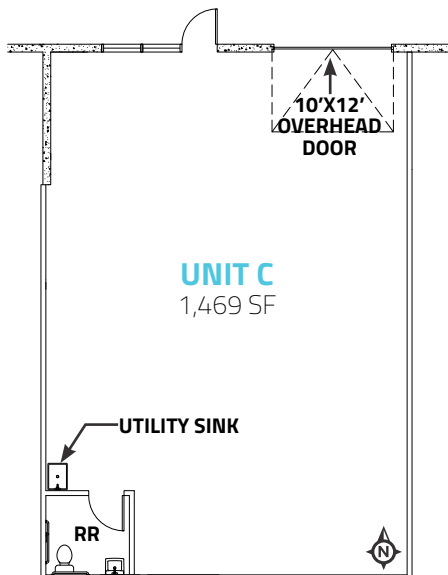
TERMS

Unit C Size:	1,469 SF
Unit H Size:	2,900 SF
Lease Rate:	\$16.50 / SF / NNN
Expenses:	\$8.47 / SF

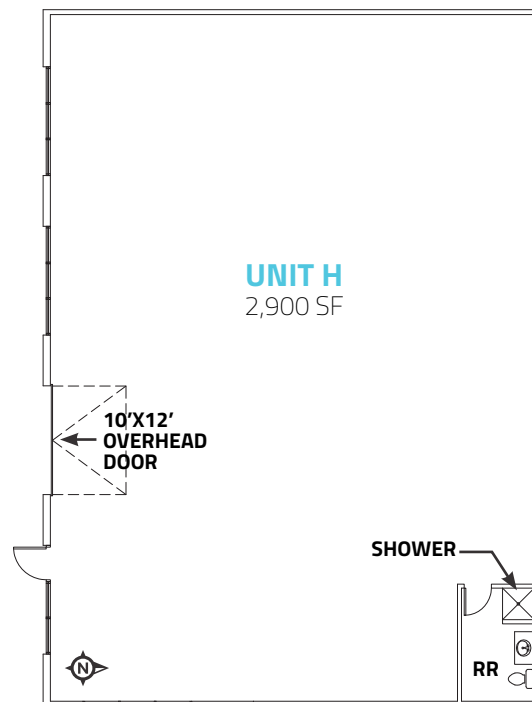
PROPERTY FEATURES

- Rare industrial space along Pearl Parkway
- Excellent automotive synergy in area - located near VW, GMC, Buick, Cadillac, Toyota & BMW dealerships
- Units C & H are both comprised of a 10' grade-level overhead door, a large open work area, and a private restroom
- Under NEW Building Ownership and Property Management
- Brand New Monument Tenant Signage
- Building signage permitted
- Abundant and dedicated parking
- New Lighting upgrades to the parking lot
- New monument sign coming soon

UNIT C - FLOOR PLAN



UNIT H - FLOOR PLAN



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UNIT C



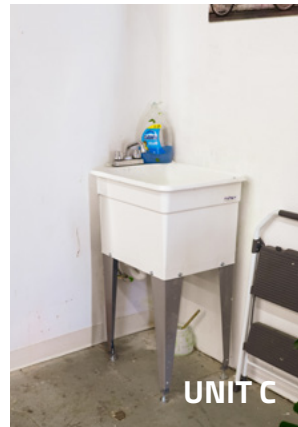
UNIT C



UNIT C



UNIT C



UNIT C



UNIT H



UNIT H

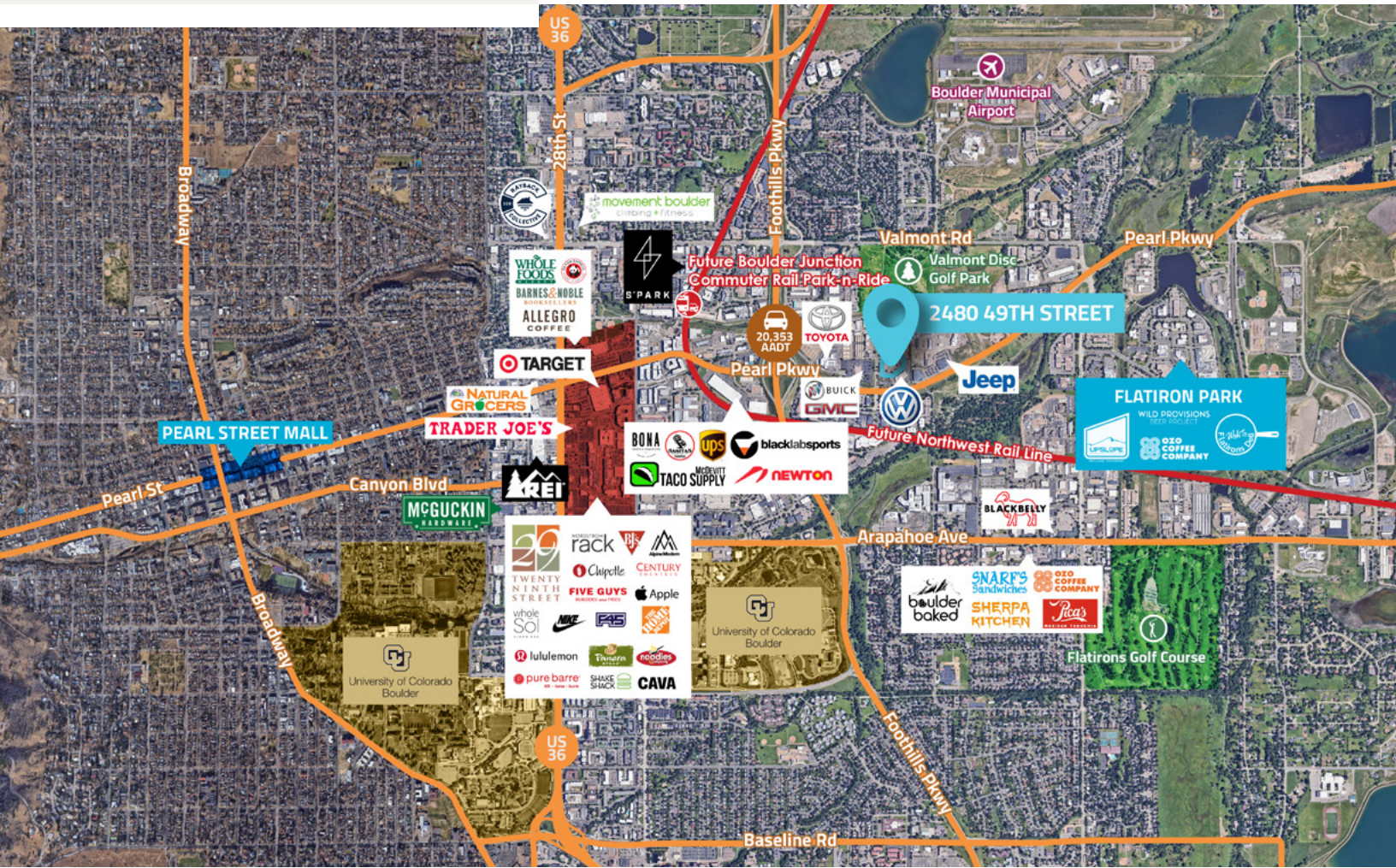


UNIT H



COMING SOON - NEW MONUMENT SIGN

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