

SINGLE-TENANT NET LEASE INVESTMENT FOR SALE

6810 Winchester Circle, Boulder, CO 80301

Located in Boulder's Gunbarrel Tech Center, 6810 Winchester Circle is a $\pm 35,000$ SF single-tenant industrial facility fully leased to Alpine Research Optics, a global manufacturer of precision optical components. The property offers stable cash flow through a long-term lease with a specialized tenant deeply integrated into the facility. Positioned near major transportation corridors and Boulder's technology and research ecosystem, the asset provides investors with a rare opportunity to acquire a net-leased industrial property in one of Colorado's most supply-constrained markets.

FEATURE HIGHLIGHTS

-  Clean
-  Electrical/3-Phase
-  Elevator
-  Fiber
-  Investment
-  Kitchenette
-  Sprinklers

PROPERTY OVERVIEW

AVAILABLE SF	35,000 SF*
SITE SIZE	2.37 Acres*
SALE PRICE	\$6,140,000 \$5,950,000
LEASE THROUGH	11/30/2033
CAP RATE	6.9%
PARKING	2.51/1000 SF (88 spaces)
ZONING	IMD - Boulder

**Source - Boulder County assessor*

FOR MORE INFORMATION:



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FOR SALE

6810 WINCHESTER CIRCLE, BOULDER, CO

35,000 SF
BUILDING SIZE

IMD
ZONING

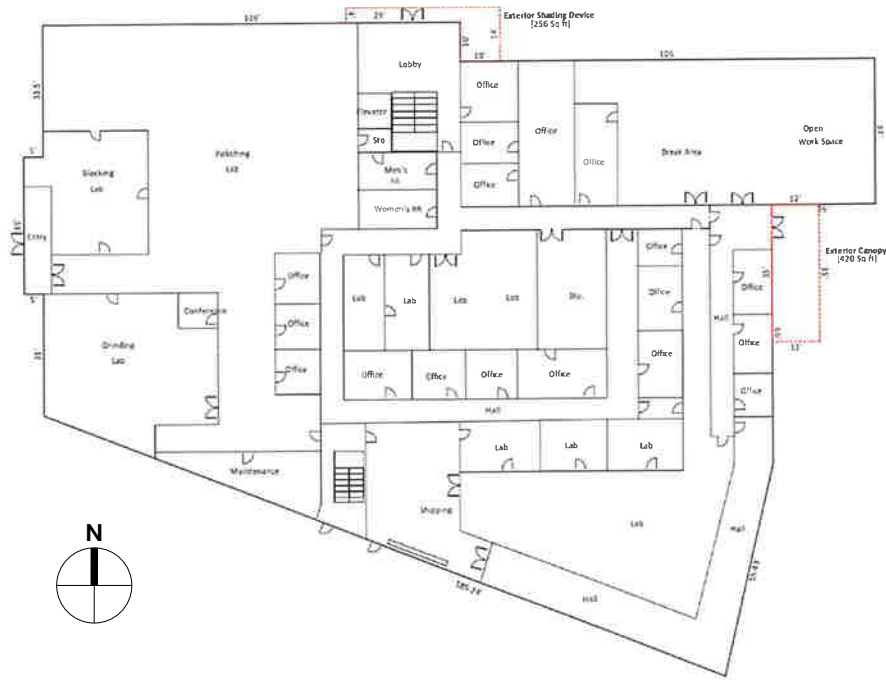
6.9%
CAP RATE

A UNIQUE OPPORTUNITY:

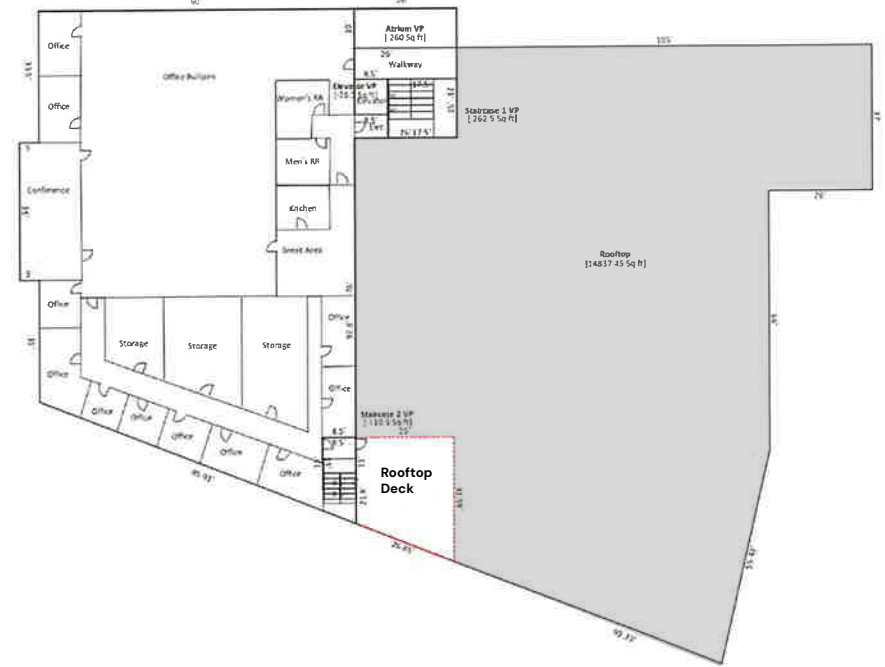
- Long-Term Single-Tenant Lease
- High-Quality Tenant in Advanced Manufacturing Sector
- Located in Boulder's Gunbarrel Tech Corridor

FLOOR PLANS

1ST FLOOR: 25,082 SF



2ND FLOOR: 10,134 SF



TENANT OVERVIEW

Alpine Research Optics (ARO)

Alpine Research Optics (ARO) is a manufacturer of precision optical components and coatings used in advanced scientific, industrial, aerospace, and laser applications. Headquartered in Boulder, Colorado, the company specializes in high-performance optical coatings and custom optics for laser systems and photonics technologies.

ARO operates specialized manufacturing processes requiring controlled production environments and precision engineering capabilities. Facilities such as 6810 Winchester Circle support manufacturing, research, engineering, and office operations integral to the company’s business.

Products & Capabilities

- Laser mirrors and optical components
- High-performance optical coatings
- Custom optical assemblies
- Photonics components for scientific and industrial applications

Tenant Credit Considerations

- Operating company in the advanced manufacturing and photonics sector
- Part of a larger international photonics organization (Altechna)
- Specialized manufacturing equipment and production processes
- Integration with Boulder’s technology and research ecosystem
- Operational investment in the existing facility

TENANT SNAPSHOT

TENANT	Alpine Research Optics, LLC
INDUSTRY	Photonics / Precision Optical Manufacturing
PARENT COMPANY	Altechna
FACILITY USE	Manufacturing, Research & Office
LEASE EXPIRATION	November 30, 2033



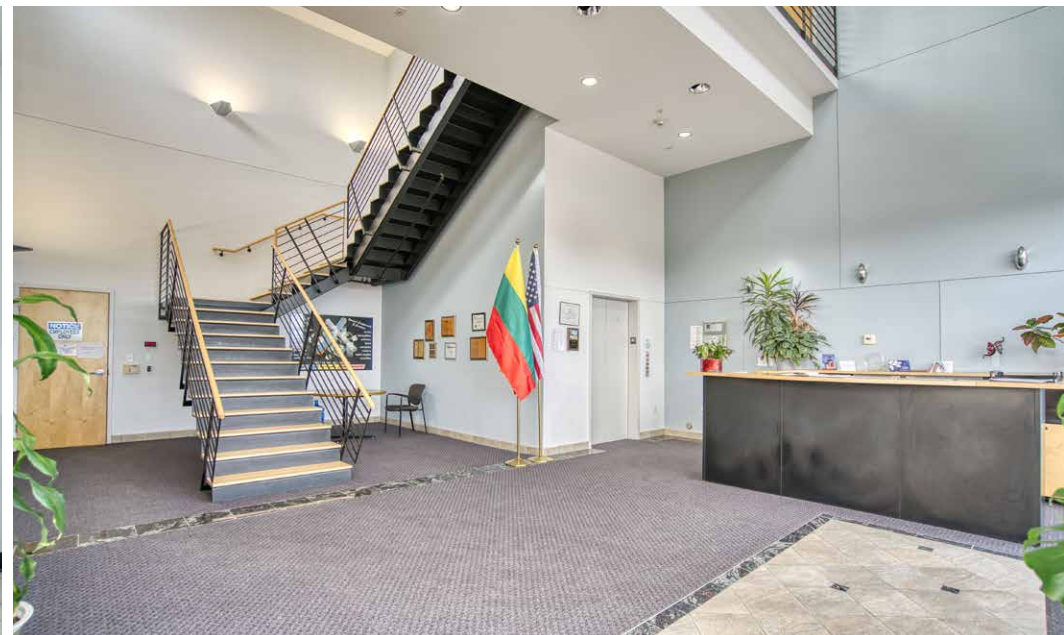
Global Parent Company – Altechna

Alpine Research Optics is part of Altechna, a global photonics company focused on laser optics, photonics components, and optical engineering solutions. Altechna operates internationally with engineering and manufacturing facilities across North America, Europe, and Asia.

The organization serves customers across multiple high-technology industries including laser technology, semiconductor manufacturing, aerospace and defense, advanced manufacturing, scientific research, and medical technology.









PROPERTY LOCATION



Explore more
in the area.

