



5335 Sterling Drive

Boulder, CO

Boulder Flex Building For Sale or Lease

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Property Info & Gallery

View Map

Building Size	5,033 - 22,065 sq. ft.
Sale Price	\$5,500,000 (\$249.26 / sq. ft.)
Lease Rate / sq. ft.	\$17.50 NNN \$14.00 NNN
Expenses / sq. ft.	\$8.56*

**Not Including Utilities*

- Flex Building for Sale or for Lease
- 3 Dock-High Overhead Doors with Drive-In Access & Dock Leveler
- 16' Clear Warehouse, Manufacturing & R&D Space, Spacious 2nd Floor
- Open Work Areas & Perimeter Offices, Large Windows, Conference Rooms, Elevator, Shower & Locker Rooms
- Heavy Power for a Wide Range of Users – 2,500 Amps, 120/208-Volt 3-Phase, 4 Wire
- 1.15 Acre Lot (50,139 sq. ft.) with 75 Parking Spaces (3.5:1,000 sq. ft.) Mature Trees & Lush Landscaping
- Available January 2027

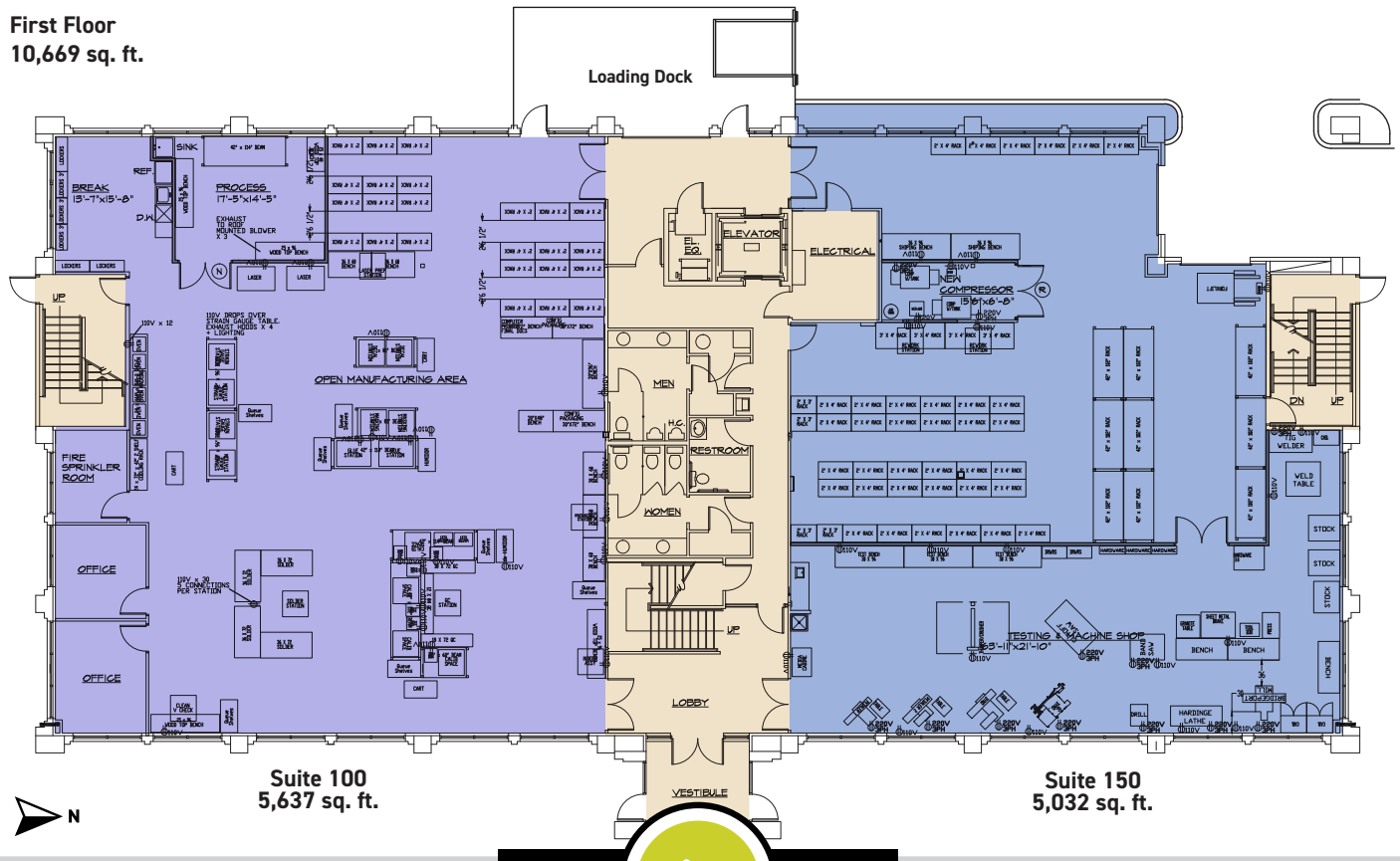
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First Floor
10,669 sq. ft.



Second Floor
11,396 sq. ft.

