



5311 Western Ave

Boulder, CO

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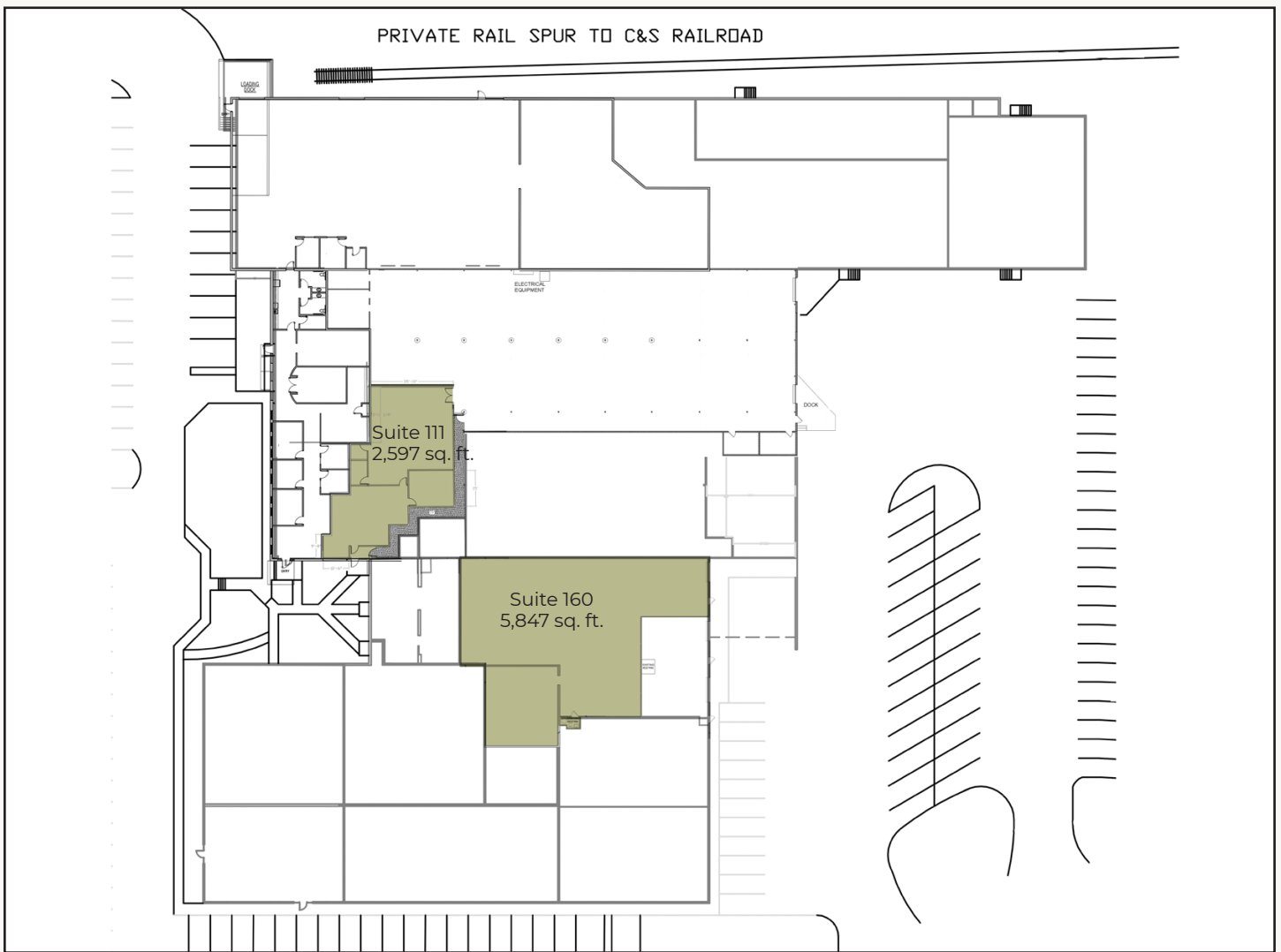
Boulder Industrial Space For Lease

Suite	Size	Lease Rate
111	2,597 sq. ft.	\$9.50 NNN (\$4.61*)
160	5,847 sq. ft.	\$12.50 NNN (\$4.61*)

*Not Including Utilities

- Suite 111 Consists of 1 Man-Door Accessing an Open Work Area, a Large Conference Room / Work Area & a Section of 12 ft. Clear Height Warehouse Area with 2 Restrooms
- Suite 160 Features 12 ft. Clear Height, 1 Dock-High OH with Additional Mini-Dock & Grade Level Access, ~1,500 sq. ft. Area Formerly Used as a Commercial Kitchen, Flexible Configuration, 600 AMP / 208 Volt / 3 Phase Power & Available Plumbing
- Great East Boulder Location, Easily Accessible from Hwy 36 via Foothills
- Great Proximity to Blackbelly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Vapor Distillery & Snarf's, Approx. 1/2 Mile from the Boulder Community Health Campus
- Parking Ratio ~1.65:1,000

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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