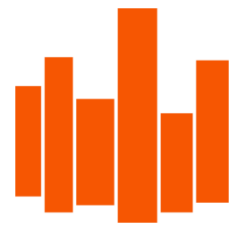


High Cube Warehouse Space For Lease

6455 Spine Rd Boulder CO 80301



VISTA COMMERCIAL ADVISORS INC.
VISTA COMMERCIAL ADVISORS INC.



For Lease

- ❖ Building Size: 200,000 RSF
- ❖ Space available: Western portion of building
- ❖ 57,343 RSF
- ❖ Divisible
- ❖ **Lease Rate: \$5.00 NNN (full building-higher rate for smaller spaces)**
- ❖ **Expenses: \$3.18/rsf including utilities**
- ❖ Approx 2000 SF plus breakrooms
- ❖ 480v 1200 AMP 3 phase power
- ❖ 25' clear ceiling height
- ❖ 30'x40' column spacing
- ❖ Rooftop solar array
- ❖ I-E Zoning
- ❖ 10 docks with load levelers
- ❖ Fully sprinkled
- ❖ Walking distance to amenities and restaurants.
- ❖ 1:1200 parking
- ❖ On RTD bus routes.

Paul Kresge, 303-809-8368

kresge@vistacommercial.com

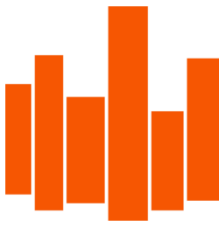


130 Old Laramie Trail, Suite 200
Lafayette, Colorado 80026

303-974-7600
www.vistacommercial.com

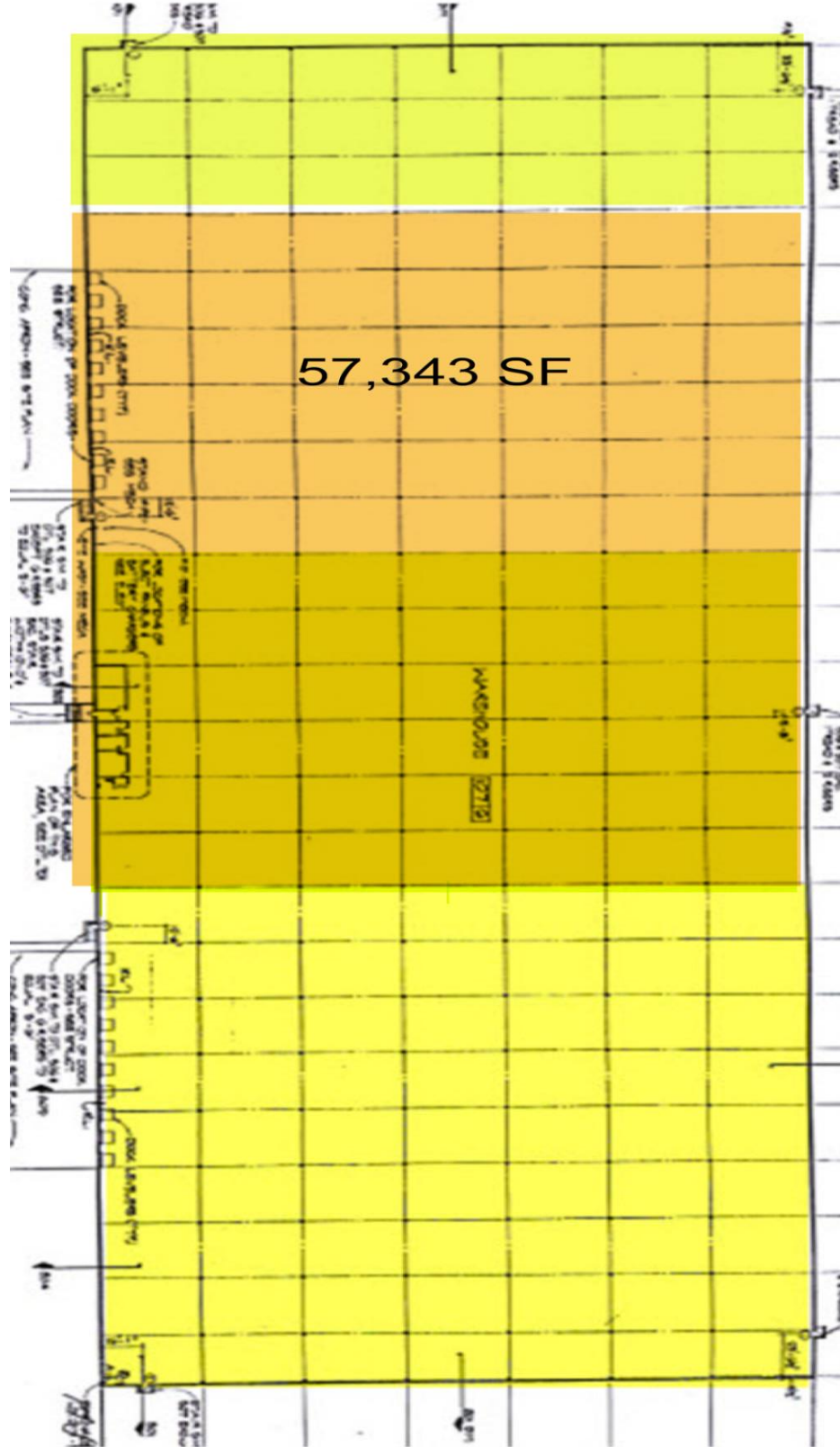
1434 Spruce Street, Suite 100
Boulder, Colorado 80302

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