





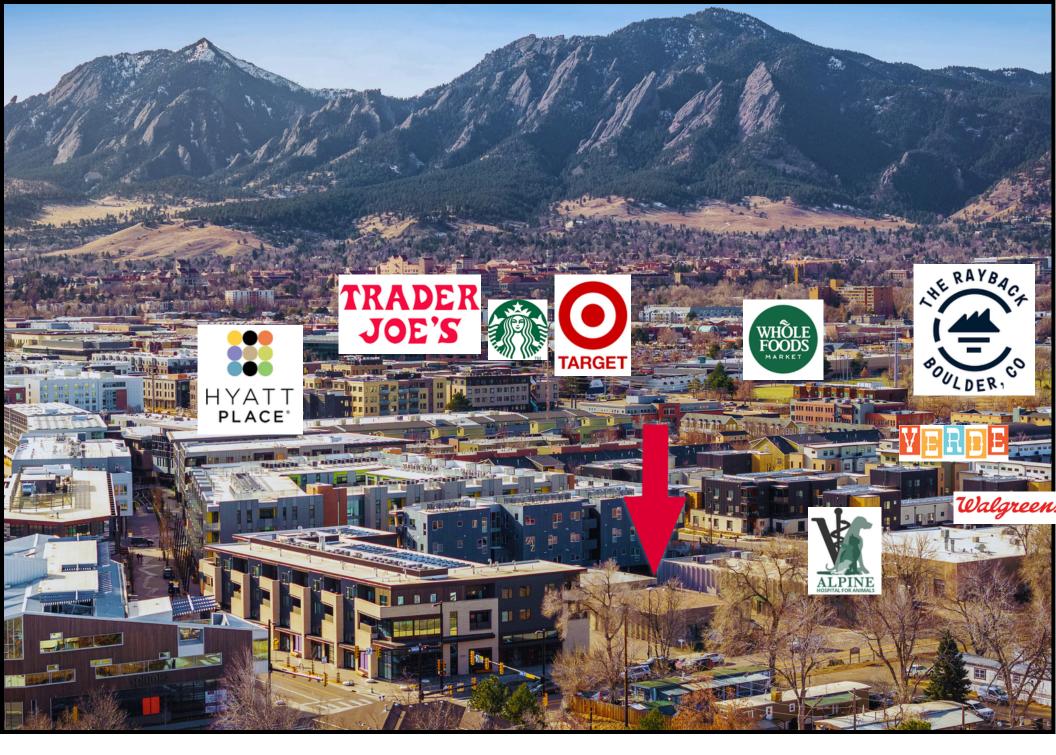
BoulderHomeSource | Remax Alliance

Valerie Cannistraro

Broker Associate

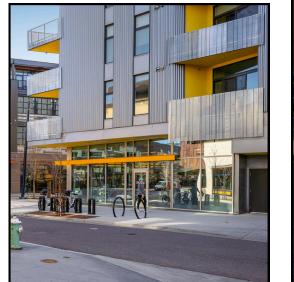
Cell: 303-618-1171

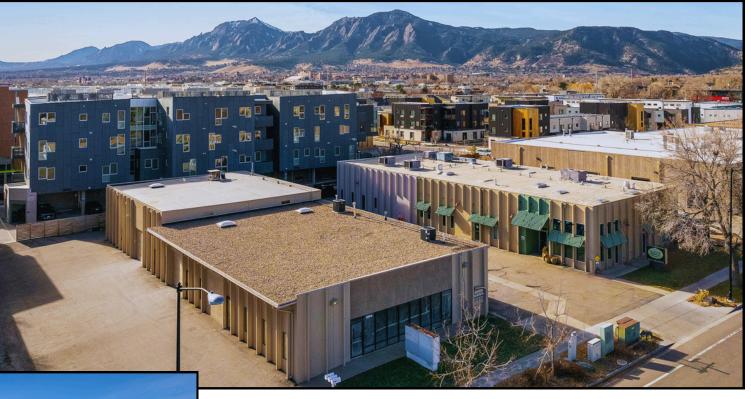
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Cell: 303-618-1171







3280 Valmont Road, Boulder, CO

- RARE stand-alone building available immediately
- Completed remodeled with new HVAC, insulation,
 2 mezzanines, electrical panels, roof, paint, etc.
- Large signage on busy Valmont Road insures high visibility
- Ceiling height 18 Feet
- 6505 total square feet (whole building)
- \$18,000/month modified gross
- Zoning: IS-1 (flexible industrial zoning) allows for retail, industrial, warehouse, office needs

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- 10 Feet overhead doors (3 in total)
- Ample Parking

