



6268 Monarch Park Place

Niwot, CO

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Property Info & Gallery



View Map

Ideal Industrial / Flex Property for Sale

Rare Owner / User or Investor Opportunity with Rents in Place to Offset Occupancy Costs

Total Building Size	37,264 sq. ft.
Sale Price	\$7,100,000 (\$190.53 / sq. ft.)
Expenses / sq. ft.	\$7.33*

*Not Including Utilities

- Rare Purchase Opportunity for Owner / User or Investor
- 37,264 sq. ft. (Entire Building) Available for Occupancy with Approx. 70% Warehouse & 30% Office
- Unit A: Leased through January 31, 2027, but Can Be Available Immediately for an Owner / User
- Unit A, 26,754 sq. ft., Includes 7,680 sq. ft. 25' Clear Warehouse with 4 Dock-High Doors, 3 Levelers & 1 Drive-In Door, 13,260 sq. ft. Production & Assembly Area with 16' Clear Drop Ceiling, Full HVAC, 2 Bus Rails with 2,000 & 1,200 Amps & 5,814 sq. ft. Office with Mix of Private & Open Work Areas, Upgraded Lighting, Kitchen, Outdoor Patio Break Areas, Locker Rooms with Showers
- Unit B, 10,510 sq. ft., Available 2/1/25 for Owner / User: Space Includes 3,000 sq. ft. Warehouse Area with 1 Drive-In Door, 2,500 sq. ft. Lab / R&D Area, 5,000 sq. ft. with Large Private Offices, Kitchen / Break Area
- 4,000 Amps, 208V, 3-Phase Power, Fully Sprinklered & Fiber Internet Available
- Over 80 Parking Spaces (2.15:1,000 sq. ft.)
- Newer Roof - 80% Replaced in 2019 & 20% Replaced in 2014
- Ideal Location on Hwy 52 at Diagonal Hwy (CO-119) between Boulder & Longmont

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.

SYNERGISTIC NEIGHBORS

Monarch Park & Boulder Tech Center is a provenance of high-tech, life sciences, pharma, aerospace, R&D & manufacturing companies in Boulder County - quality employment opportunities attract talent from top Colorado universities & the surrounding metro region.

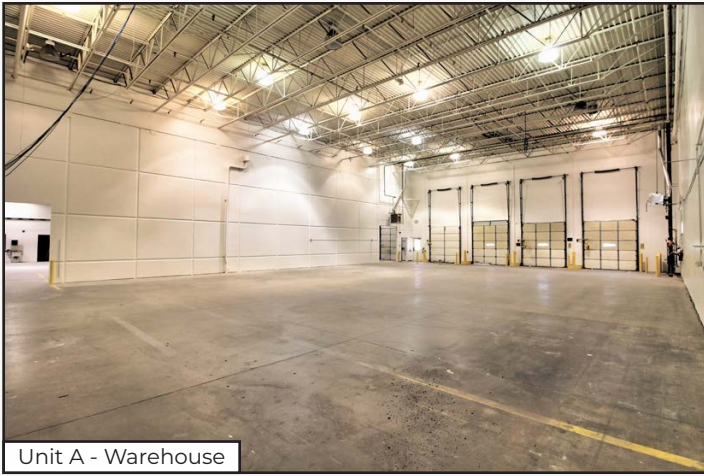


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As of August 1, 2024							
Tenant	Sqft	Annual \$ PSF	Annual Base Rent	Annual Escalations	Opex	Lease Exp.	Renewal Options
Available For Owner/User 2/1/25 - Current Tenant Ayre Acoustics, Inc.	10,510	\$12.96	\$136,210	3%	\$ 7.33	1/31/2025	None
Available Immediately For Owner/User - Current Tenant Claremont Foods, LLC	26,754	\$11.14	\$298,040	3%	\$ 7.33	1/31/2027	Tenant will Vacate for Owner/User
Total SF:	37,264	Actual NOI:	\$434,249	Actual Cap Rate:	6.12%		

BUILDING FEATURES

- High Clearance
- Ample Parking
- Loading Dock Doors
- Outdoor Spaces
- Mountain Views

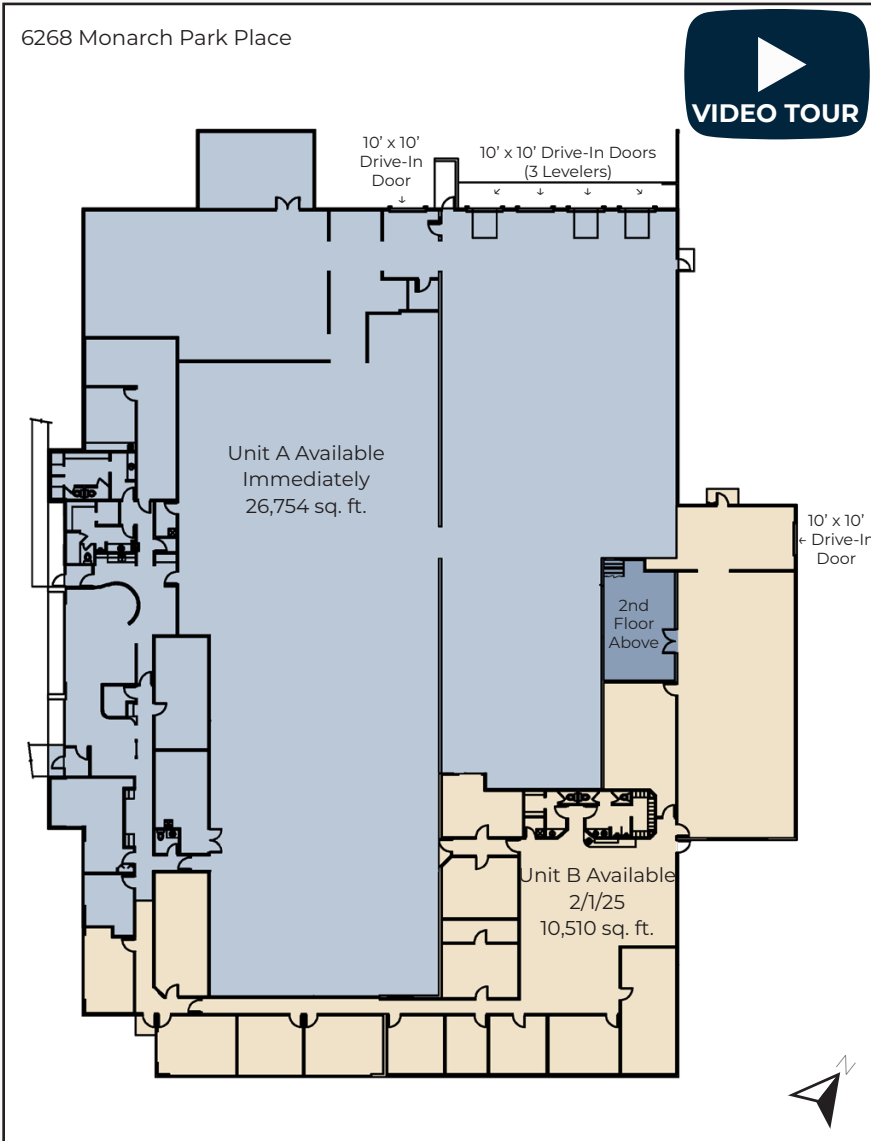
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Unit A - Warehouse



Unit A - Production



Unit A - Showroom / Office



Unit B - Assembly



Unit A - Loading Dock & Drive-In

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