



**DEAN CALLAN**  
& COMPANY INC

**BEAU GAMBLE**  
**President**  
303.945.2028  
beaugamble@deancallan.com

**KEVIN NELSON**  
**Managing Broker**  
720.464.3950  
knelson@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## WAREHOUSE SPACE FOR LEASE

**6390 GUNPARK DRIVE  
BOULDER, COLORADO 80301**

Warehouse space available for lease in Gunbarrel. The units offer large open warehouse space with a 17' clear height, private restrooms, and an overhead drive-in doors.

**Call us for more information and to set up a tour.**

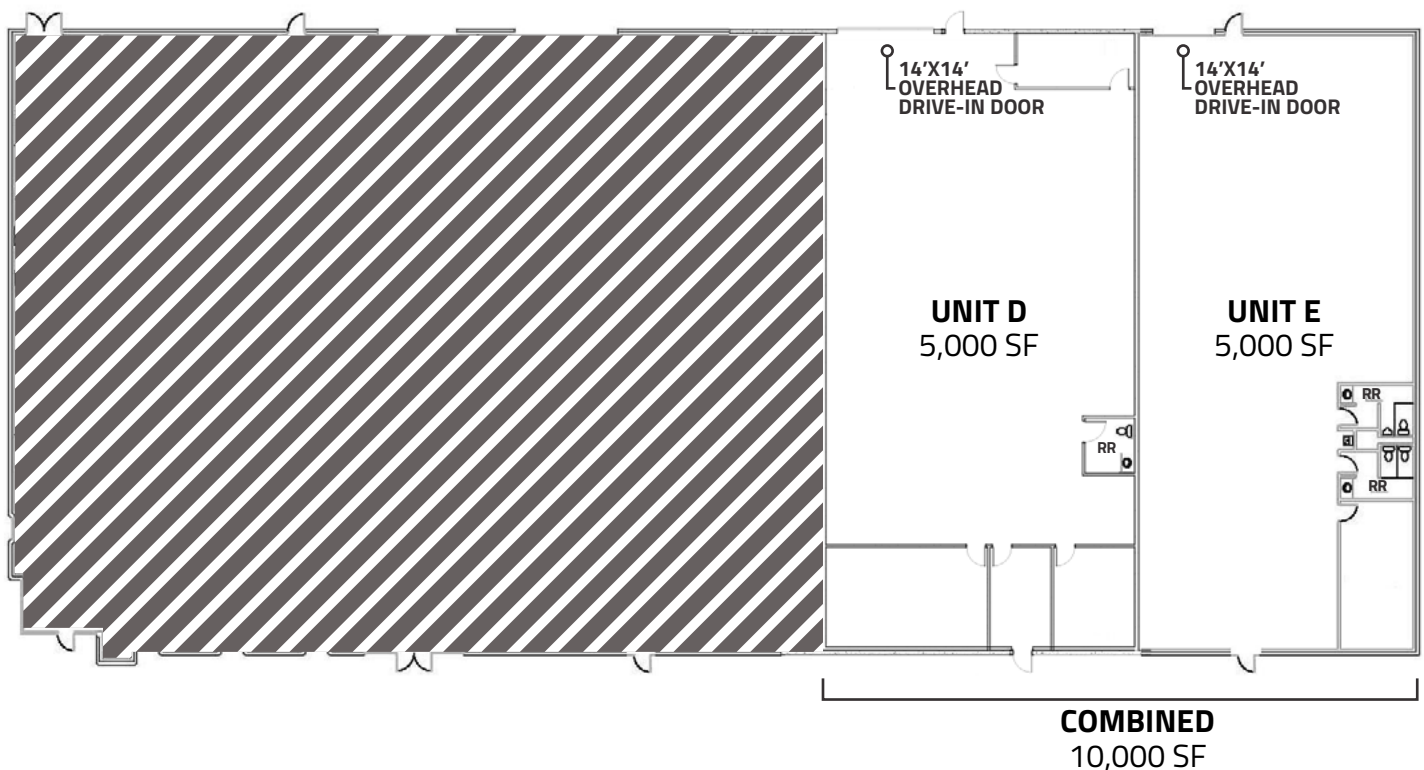
## TERMS

Unit D-E:	5,000 - 10,000 SF
Lease Rate:	\$12.00 / SF / NNN
Expenses:	\$7.28 / SF (Est. 2024)
Available:	Now

## PROPERTY FEATURES

- Warehouse space available for lease
- Units D-E features open warehouse with 17' clear height, private restrooms and overhead drive-in door
- 100% heated and cooled with multiple rooftop HVAC units
- 3 phase 277/480v transformed down to 600amps 3 phase 120/208v
- Building signage is available
- Close to numerous amenities, including retail, restaurants, breweries, services, & outdoor activities

### FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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