



For Lease

6519 ARAPAHOE AVENUE,
BOULDER, CO 80303



ARAPAHOE AUTO CENTER - INDUSTRIAL/FLEX

INDUSTRIAL/FLEX SPACE

SF AVAIL: 4,040 SF

BLDG SIZE: 25,200 SF

CLEAR HEIGHTS: ~15'

FEATURES:

- DRIVE-IN LOADING
- AUTO USERS WELCOME
- TWO DRIVE-IN DOORS
- AMPLE PARKING
- RARE AVAILABILITY



*Long-term, Ownership &
Property Management*

UNIT 4: \$15.00/SF NNN

2026 NNN EST: \$7.00/SF



LAUREN QUIRAM

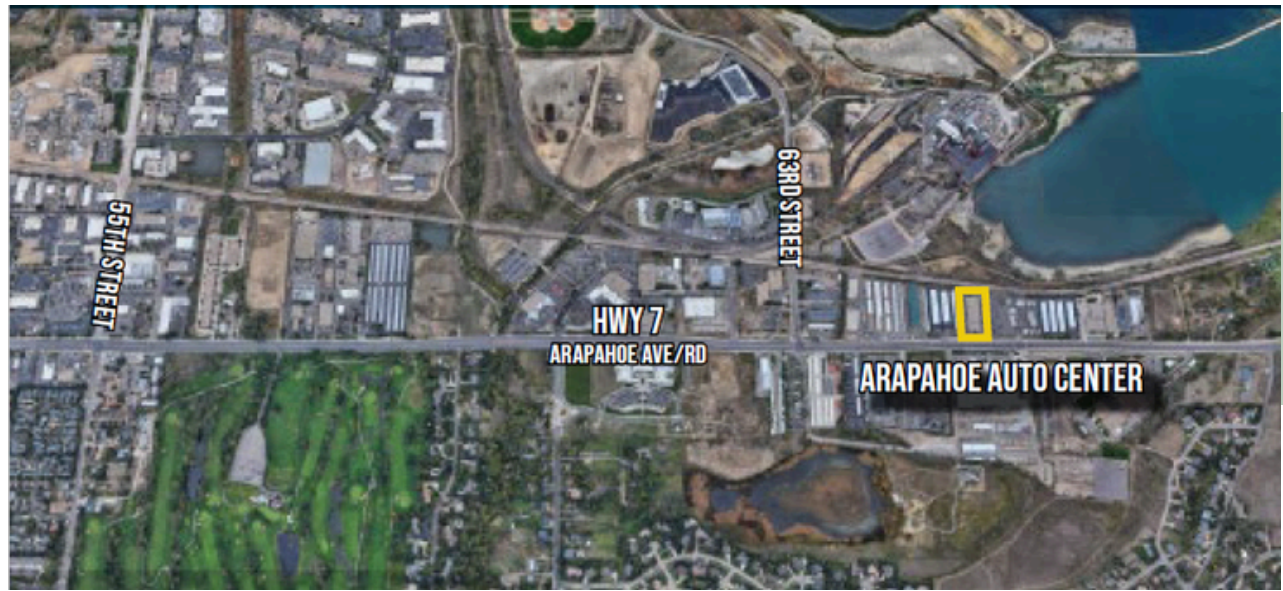
DIRECTOR OF LEASING

303-300-5271

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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.



FREE RENT



LIMITED TIME FREE RENT OFFER

Sign a 3-year lease → 4 months of free rent
Sign a 5-year lease → 6 months of free rent
through 7/31/26

Free Rent is:

- In addition to length of lease signed
- Staggered over term
- Subject to credit & financial approval

Available Units

UNIT 4 - 4,050 SF



1805 S. BELLAIRE ST., #400
DENVER, CO 80222 | 303-333-7500

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