



SMALL BAY, MULTI-TENANT FLEX/INDUSTRIAL ASSET

FOR SALE

5455 Spine Road, Boulder, CO 80301

“*Situated on a generous 82,895 SF land parcel, the property features approximately 28,240 rentable square feet across eight total units.*”

FEATURE HIGHLIGHTS

100% Leased to 6 Tenants

Professionally Managed Property

1200amp / 120-208v, 3-phase

Fully Sprinklered

ASSET INFORMATION

PROPERTY LOCATION	5455 Spine, Boulder, CO, 80301
SALE PRICE	Inquire with Broker
BUILDING SIZE	28,240 SF* LEASED: 100%
SITE SIZE	82,895 SF
NUMBER OF UNITS	8
NUMBER OF TENANTS	6
NOI	\$477,734 (as of 10/1/26)
PROPERTY TAXES (2025)	\$120,759.20
ZONING	IG
POWER	1200amp / 120-208v 3-phase
CLEAR HEIGHT	12'-14'
LOADING	5 Grade Level Doors (10'X10') 2 Dock High Doors (10'X8')
PARKING	2:1000 (57 Spaces)
YOC	1984
COUNTY	Boulder



Crabtree Team



FOR MORE INFORMATION:

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PROPERTY SUMMARY

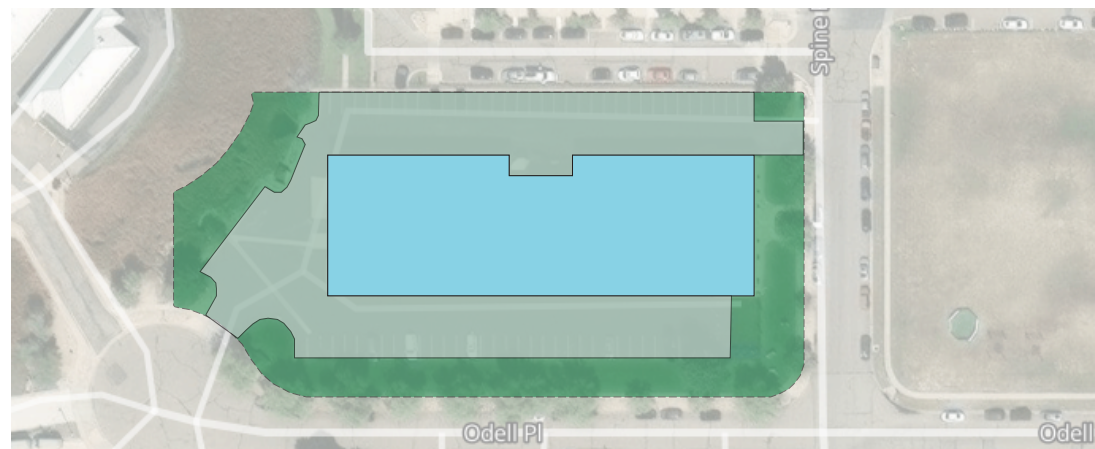
5455 Spine Road presents the opportunity to acquire a 28,240 square foot, fully leased small-bay flex/industrial asset located in the highly desirable Gunbarrel submarket of Boulder, Colorado. Situated on a 1.9-acre parcel, the property is configured into eight flexible units and currently leased to six tenants, providing stable in-place income supported by a diversified tenant roster of both national and local credit users.

Originally constructed in 1984, the building has been locally owned and professionally managed since 2016 and has maintained consistently high occupancy with historically low vacancy, reflecting strong tenant demand for small-bay industrial space in the Boulder market. The property's flexible configuration supports a broad range of industrial and innovation-oriented uses, including R&D, light manufacturing, flex industrial, and office, which aligns with the dynamic mix of technology, aerospace, and wellness companies that operate within the Gunbarrel and greater Boulder ecosystem.

The building offers functional industrial features that are increasingly difficult to replicate within the Boulder market, including 12'-14' clear heights, five grade-level loading doors (one per occupied bay), and two dock-high loading positions located on the west end of the building. Additional building attributes include full sprinkler coverage, substantial on-site electrical capacity, and ample on-site parking, supporting a wide range of tenant operations.

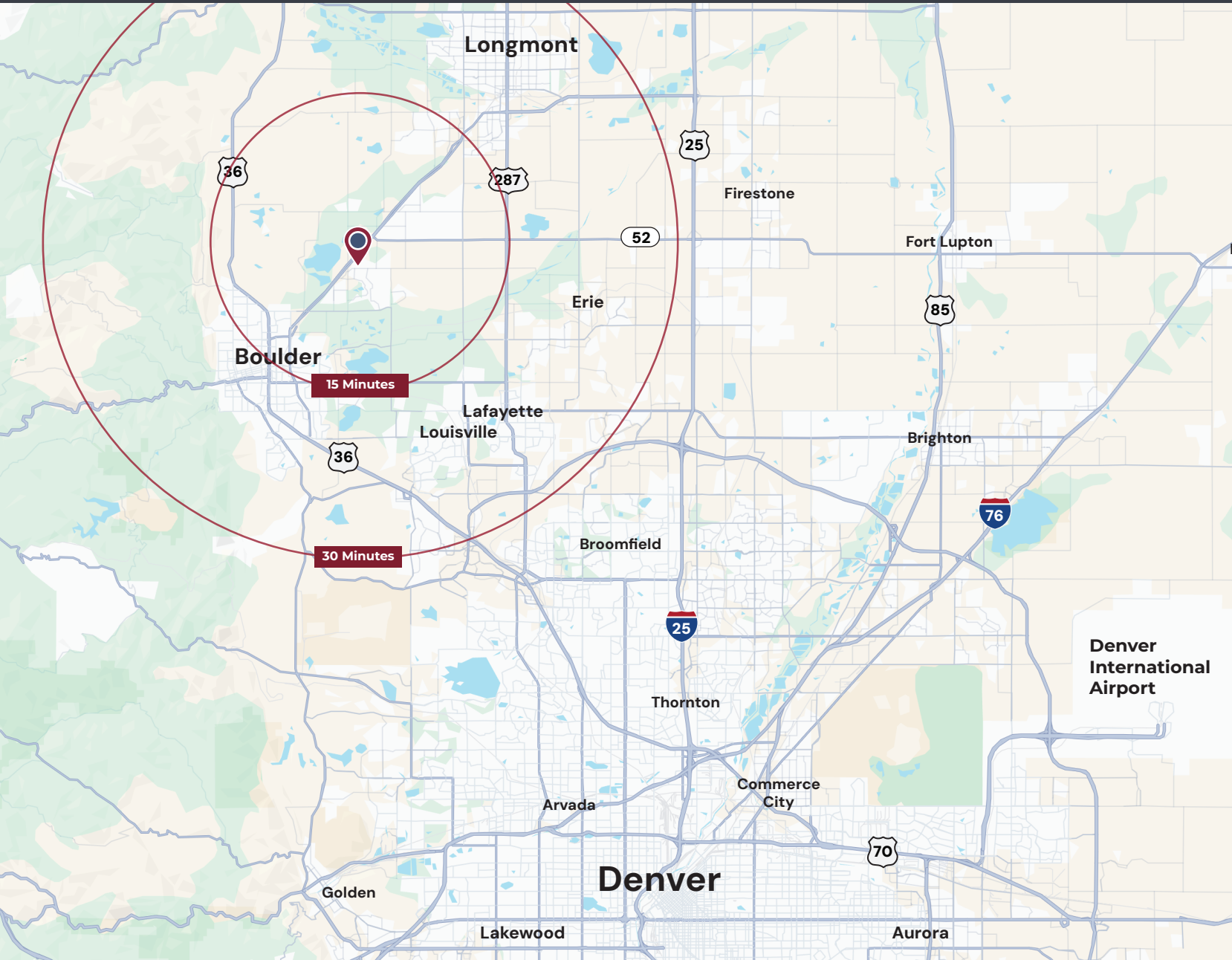
5455 Spine Road benefits from its location within Gunbarrel, one of Boulder's primary flex and light industrial employment districts, offering convenient access to Downtown Boulder, Longmont, and the broader Front Range while remaining within the highly supply-constrained Boulder submarket. With limited new industrial development and strong tenant demand for small-bay space, the property provides investors the opportunity to acquire a rare, stabilized industrial asset within one of Colorado's most resilient and supply-constrained markets.

With 100% occupancy, diversified tenancy, and functional industrial infrastructure, 5455 Spine Road represents a compelling opportunity for investors seeking durable in-place income with long-term appreciation potential in the Boulder industrial market, where opportunities to acquire small-bay flex assets remain extremely limited.



REGIONAL MAP

5455 SPINE ROAD
BOULDER, CO



Denver
International Airport

45
minutes



Downtown Boulder

10
minutes



Twin Ponds
Open Space

3
minutes



Downtown Denver

30
minutes

AREA MAP

5455 SPINE ROAD
BOULDER, CO



- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 

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