



6455 Spine Road

Boulder, CO

Steve Sims

steve@gibbonswhite.com
(303) 586-5932

www.gibbonswhite.com

 **Property Info & Gallery**

 **View Map**

High Cube Warehouse Space

Unit D	29,523 sq. ft.
Unit E	41,230 sq. ft.
Lease Rate / sq. ft.	\$9.95 NNN
Expenses / sq. ft.	\$5.64*

*Not Including Electric

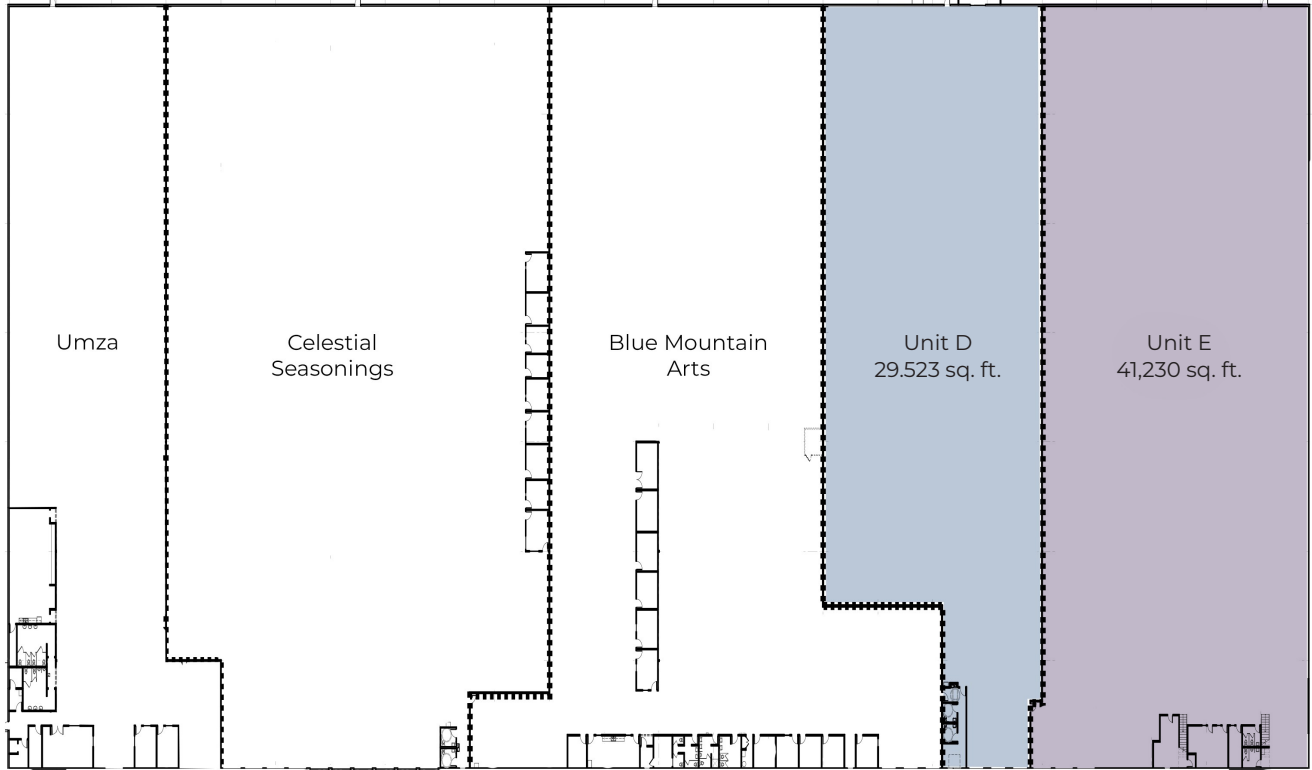
- 3 Dock High Overhead Doors (8' x 10') with Levelers in Each Unit
- 24' Ceiling Height (21'5" Clear Height)
- Existing Racking in Unit D Available for Purchase by New Tenant
- New Restrooms & Entrance Recently Installed for Unit D
- IM Zoning (Industrial Manufacturing)
- Ample Parking & Room for Semi Truck Loading
- Great Gunbarrel Location with Boulder Address & Easy Access to the Diagonal (Hwy 119) with 10 Minute Drive to 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.

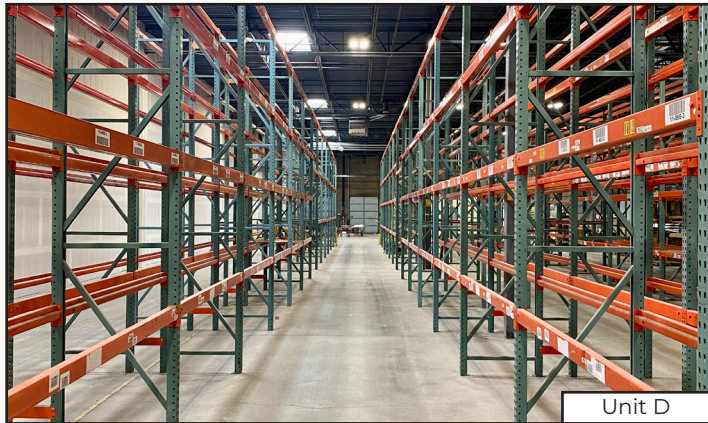


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

6455 Spine Rd Floor Plan



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.



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.