

5330 STERLING DRIVE

East Boulder



OFFERING SUMMARY

Lease Rate:	Negotiable
Expenses (est.):	\$8.34 SF/yr (2024)
Sale Price:	Call for Price
Building Size:	39,251 SF
Available SF:	600 – 39,251 SF
Land Area:	1.5 Acres
Year Built:	1984
Zoning:	I-G (Industrial – General)
Parking:	75 Spaces + Street
Stories:	2

PROPERTY OVERVIEW

This 39,251 SF two-story flex building offers an exceptional opportunity in East Boulder. Currently in shell condition, the space is ready for tenant improvements and can be built out to match virtually any requirement — office, R&D, light industrial, warehouse, or a creative combination of uses.

The building features heavy power (3,000 amps, 480V, 3-phase), a dock-high loading door with the ability to add more, and stunning views of the iconic Flatirons. With 75 on-site parking spaces plus available street parking, access is both convenient and abundant.

PROPERTY HIGHLIGHTS

- Prominent East Boulder location with excellent visibility and signage opportunities.
- Direct access to Foothills Parkway and 55th Street — ideal for employee commutes.
- Adjacent to Park and Boulder's bike path connector system.
- 3,000 amps, 480V, 3-phase power — suitable for high-demand users.
- Dock-high loading door with ability to add more doors.
- Minutes from restaurants, hotels, Boulder Municipal Airport, and the



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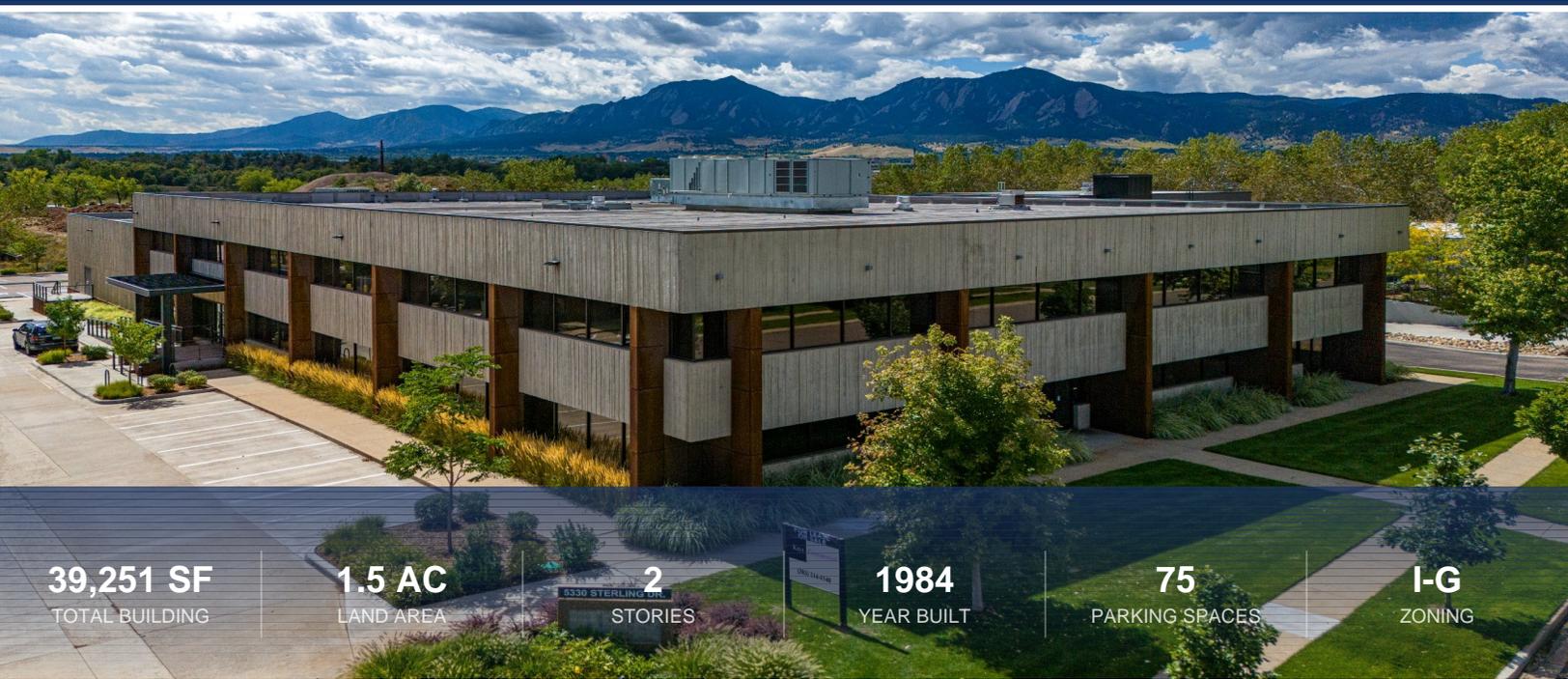
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Commercial Real Estate

5330 STERLING DRIVE

East Boulder



39,251 SF
TOTAL BUILDING

1.5 AC
LAND AREA

2
STORIES

1984
YEAR BUILT

75
PARKING SPACES

I-G
ZONING

FLOOR PLAN SUMMARY

1ST FLOOR



Office Area: **15,163 SF**
Warehouse Area: 7,440 SF

2ND FLOOR



Office Area: **14,616 SF**
Total Building: 39,251 SF

3,000 AMPS · 480V · 3-PHASE POWER | DOCK HIGH DOOR · ABILITY TO ADD MORE

Shell space ready for immediate tenant improvements · Build to suit your exact needs



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