

Industrial/Flex Space In N. Boulder For Sale or Lease

1501 LEE HILL DRIVE | BOULDER, CO 80304
SUITE 18

Size: 2,275 SF (inc. Mezz)

Sale Price: \$850,000

Lease Rate: \$4,675.00/Mo MG

Date Available: Now

NOW OFFERED
FOR SALE

PLOT TWIST POTENTIAL

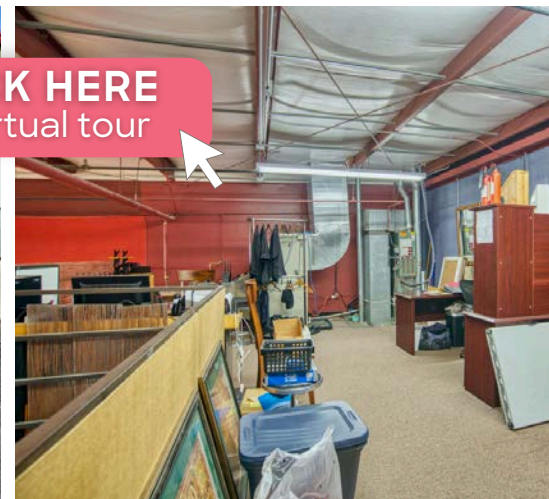
Looking for a space that flexes with your business? Well, plot twist—it's here! This versatile unit is perfect for whatever your business dreams require. Whether you need a bright showroom up front and a spacious warehouse in the back, or a creative layout to call your own, this space has got you covered. Featuring an overhead door for easy access and a layout that's eager for your personal touch, plus a complex filled with awesome, like-minded businesses, it's the ultimate canvas for your next move. Come for the space, stay for the neighbors!

PROPERTY HIGHLIGHTS

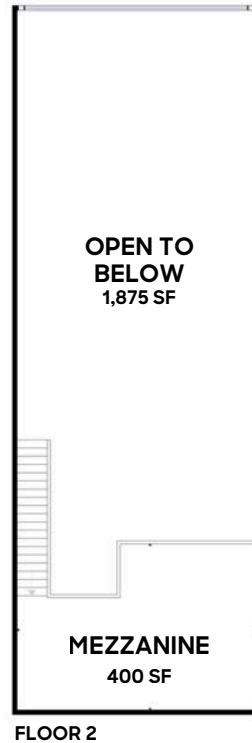
- 16' clear height, 14' OH door
- 80% warehouse + small mezzanine
- Showroom or reception up front
- Dedicated parking in front, more in back
- Join great neighbors like: Spruce Confections, Upslope Brewing, Juniper Books & Bookcliff Vineyards



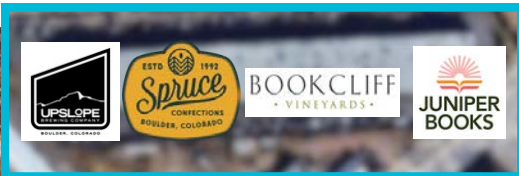
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