



**PRICE REDUCTION**  
 INDUSTRIAL / FLEX SPACE  
**FOR SALE/LEASE**  
 6595 Odell, Unit G, Boulder, CO

## PROPERTY HIGHLIGHTS

Great end cap industrial-flex condo. Easy access to the Diagonal HWY. Bike, running paths within walking distance. Approximately 15% office with the balance of the space being open floorplan production-warehouse space. Operable windows, 100% HVAC. Potential uses-commercial kitchen, art studio or workshop, administrative office, research and development, accessory sales, vet clinic, media production, warehouse or distribution facility, wholesale business, light manufacturing, equipment rental and repair and contractors. Two bathrooms with showers, kitchen and courtyard entrance. 3-phase 120/240 volt power-200 amp panel and 120/208v, 3 phase 150 amp panel.


<b>Suite G</b>	Approx. 4,140 RSF
<b>Sale Price</b>	<del>\$1,040,000</del> <b>\$999,000</b>
<b>Lease Rate</b>	\$12.00/ RSF NNN
<b>Leased Through</b>	8/31/2026
<b>Availability</b>	Call Broker
<b>Parking</b>	Non-assigned on-site
<b>Zoning</b>	IG (Industrial General)
<b>Taxes (Estimated)</b>	\$18,300

\* Broker owned property

 **CLICK HERE FOR VIDEO TOUR**

**Colorado Group** FOR MORE INFORMATION

**Jason Kruse, CCIM**  
 Principal/Managing Broker  
 303.449.2131 ext 149  
 jason@coloradogroup.com

 100% Drop Ceiling	 Near Route	 Near Restaurants
 Overhead Door	 Flex Space	 Easy Access

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6595 Odell, Boulder, CO 80301

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## PROPERTY PHOTOS



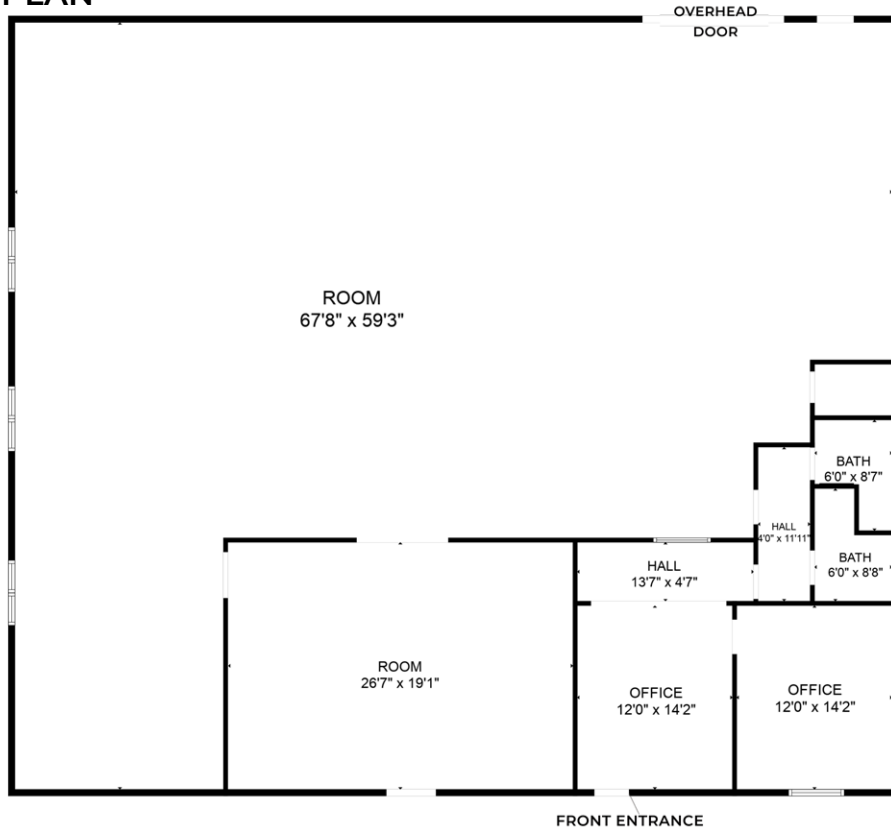
For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

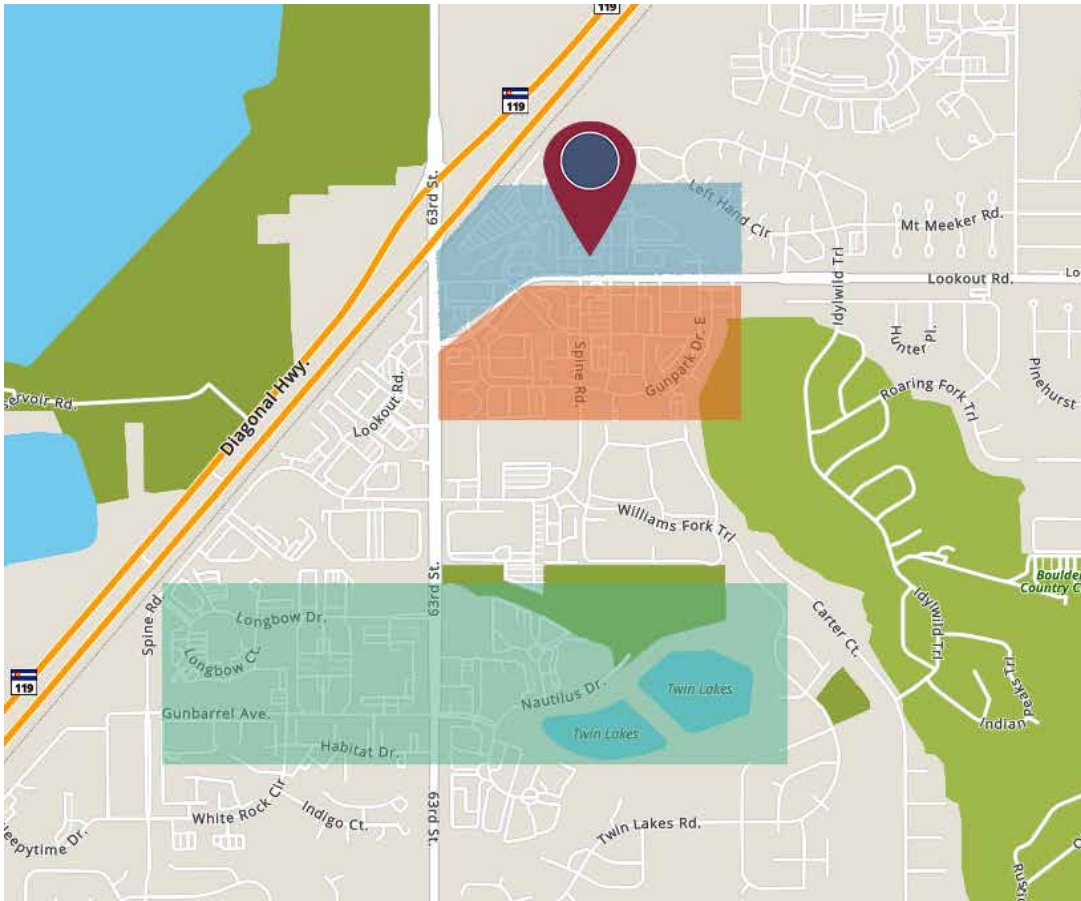
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.