



**CHRISMAN  
COMMERCIAL**

**For Lease  
Industrial Building**

6880 Winchester Circle, Boulder, CO, 80301



### HIGHLIGHTS

Lease Rate: \$15.00/SF NNN

Expenses: \$10.66/SF plus utilities

Size: 4,587 SF – 9,266 SF

Available: Immediately

Zoning: IM

Parking: 1 per 394 SF

Dock Doors: (2) Grade Level

Ceiling Height: 18 ft clear

Strategically positioned near Highways 52 and 119, this versatile industrial building offers excellent access to Boulder, Longmont, and I-25. Designed for flexibility, the property features a combination of office, laboratory, production, and warehouse spaces, previously utilized as a food lab and pilot plant. Key amenities include:

- **2 grade-level dock doors** for seamless logistics and operations.
- Abundant **power supply** and **upgraded HVAC systems** throughout the facility.
- **Full fire sprinkler system throughout** for enhanced safety.
- Multiple **floor drains** and **trench drains**, supporting diverse industrial applications.

This property is equipped to meet the demands of a variety of industries and is ready for your business's next chapter.

### CONTACT US

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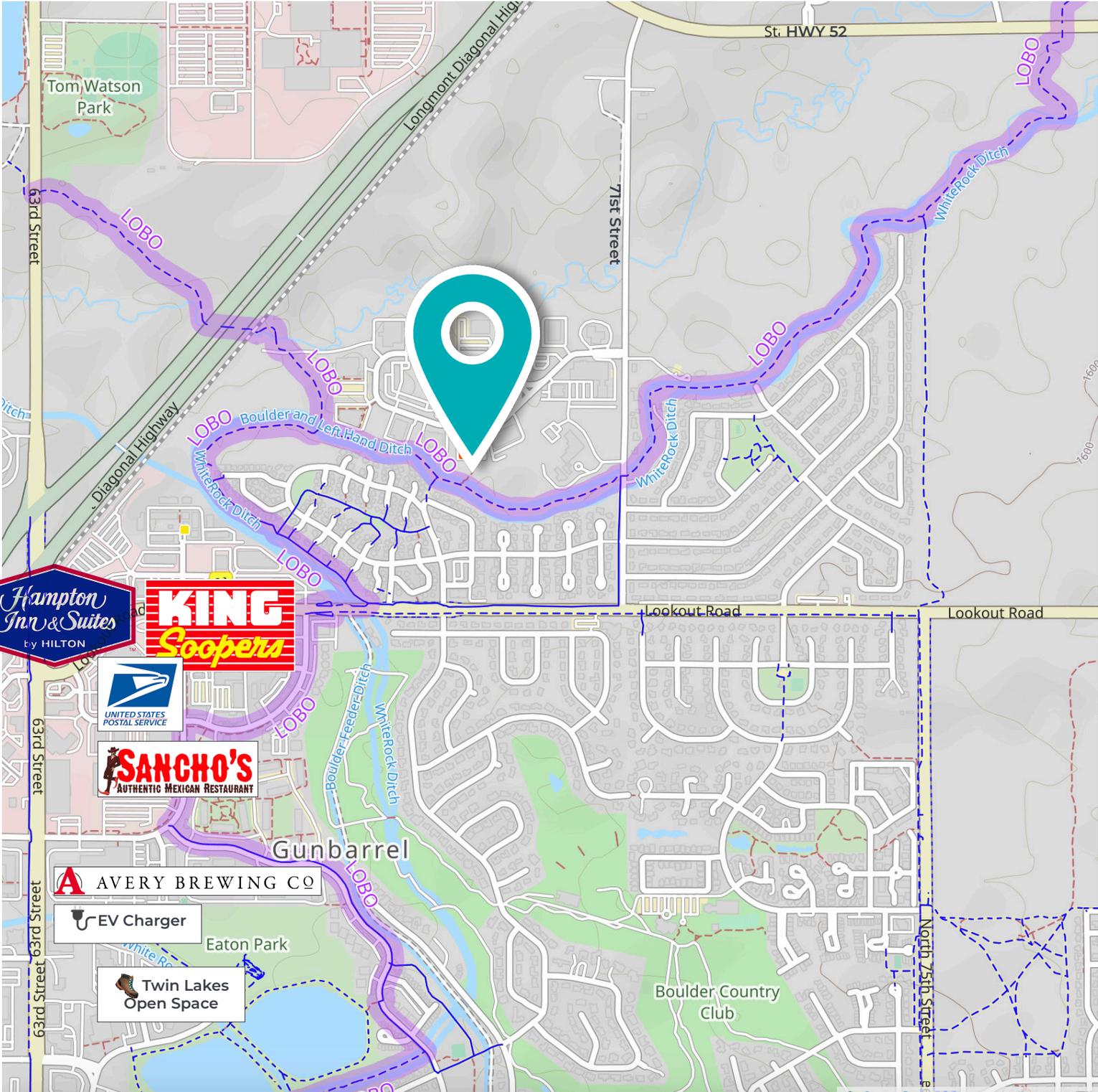
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**LOCATION**



(303) 449 7475



**ELEVATED**  
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544



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**FLOOR PLAN**

