

PRICE IMPROVEMENT!!! - \$999,000



DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OWNER/USER INDUSTRIAL CONDO FOR SALE

Introducing an exceptional opportunity to own a versatile industrial condo at 6395 Gunpark Drive, Units C & D, Boulder, CO 80301. Priced at \$999,000, this 4,340 SF property, zoned IG (Industrial General), features two drive-in overhead doors, a spacious warehouse, private offices, dedicated production areas, and two private restrooms. Perfectly suited for businesses seeking a dynamic and functional space in a prime Boulder location, this condo offers unmatched flexibility and accessibility for a wide range of industrial and commercial needs.

[Call us for more information and to set up a tour.](#)



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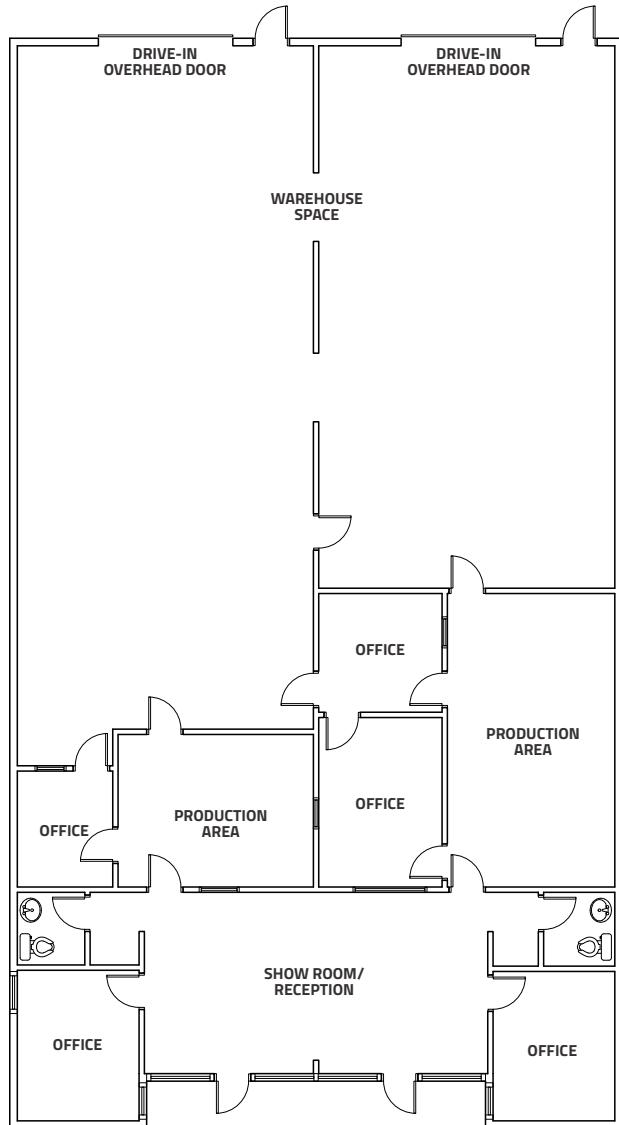


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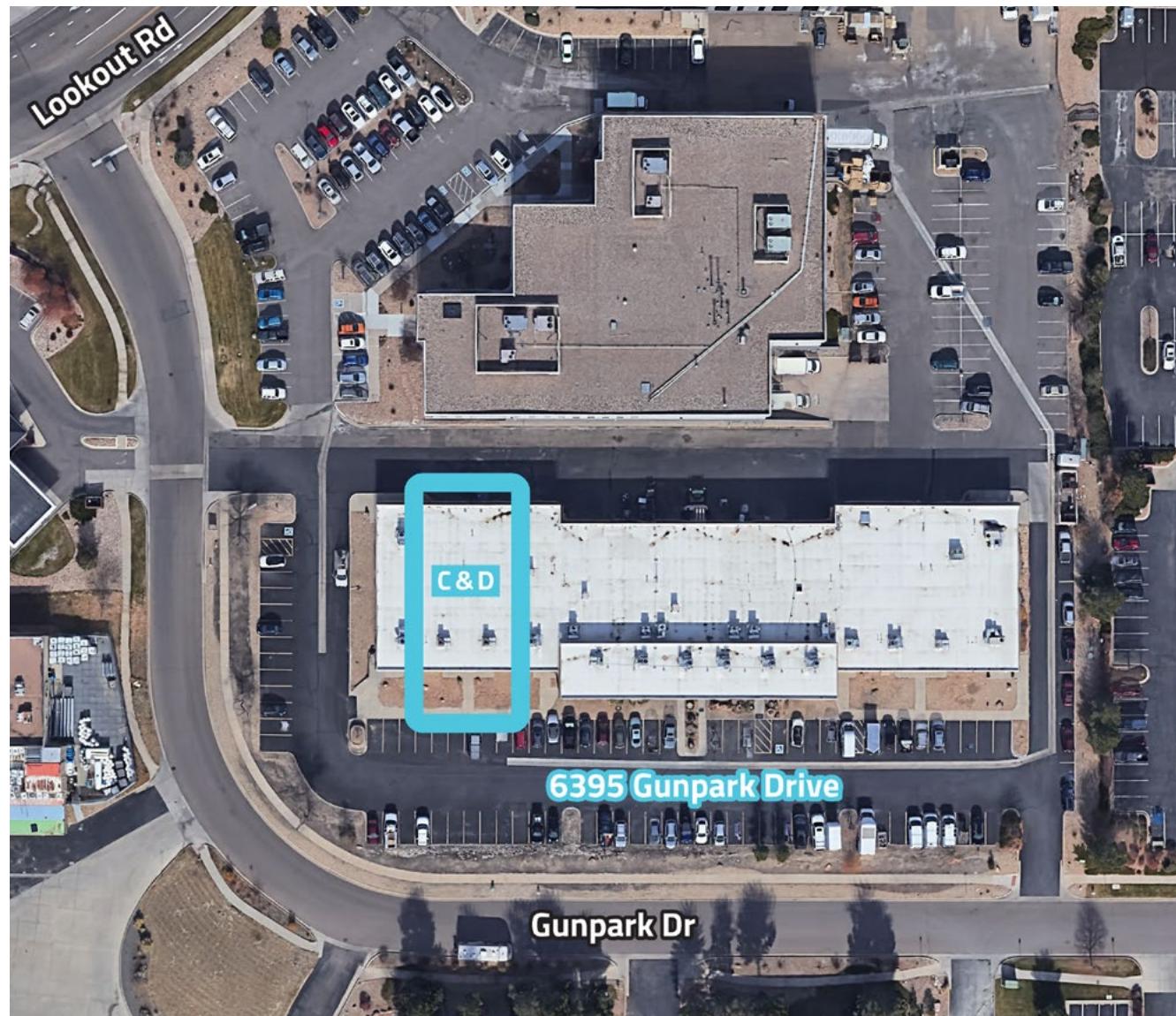
LOCATION



FLOOR PLAN



OVERHEAD AERIAL



WHY BOULDER?

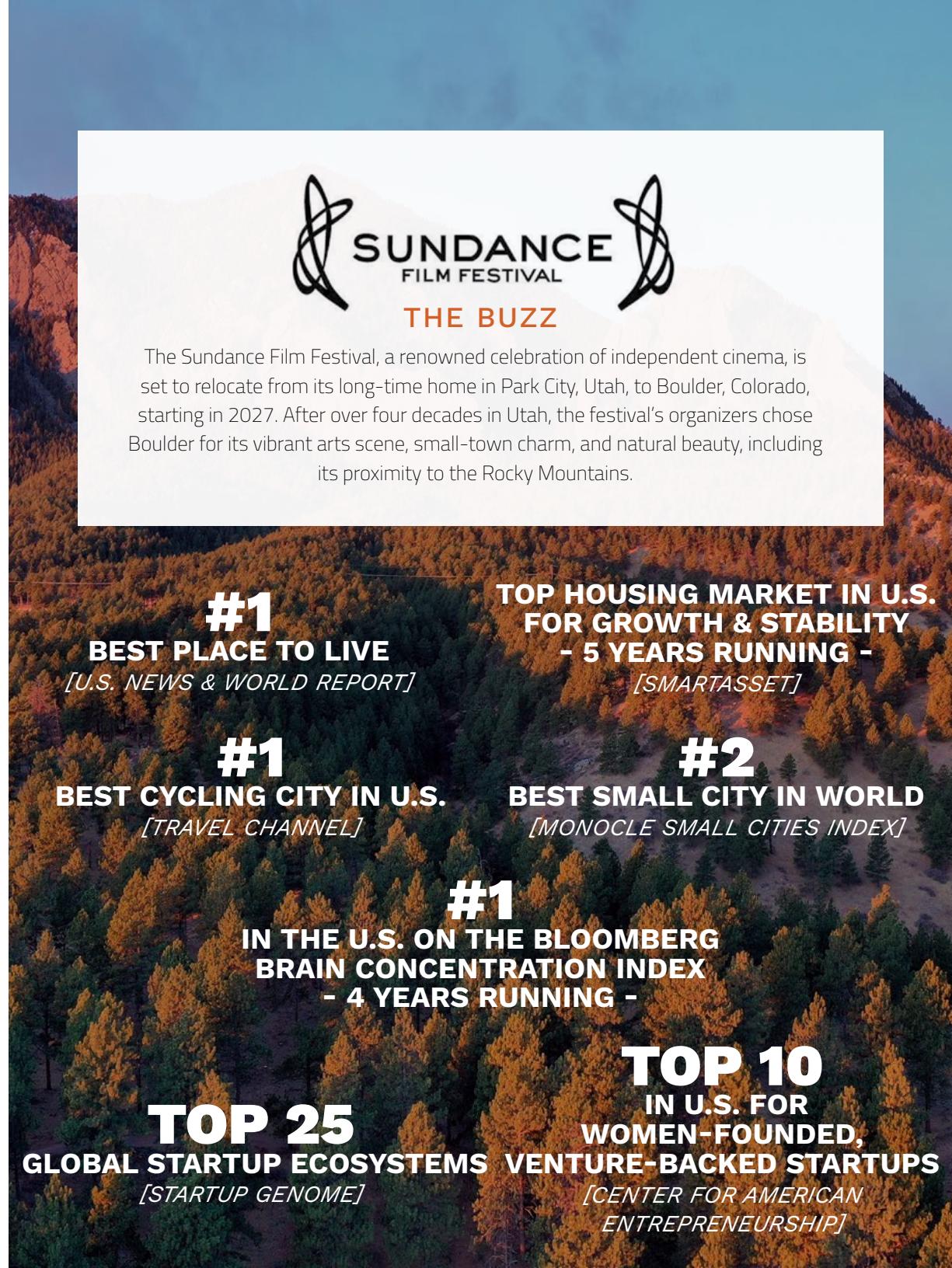
With 300 days of sunshine per year, numerous activities within its backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, stands out as an exceptional place to live and work due to its unparalleled natural beauty and outdoor lifestyle. Nestled at the foothills of the Rocky Mountains, the city offers breathtaking views and immediate access to world-class hiking, biking, and skiing opportunities. The city's temperate climate, boasting 300 days of sunshine annually, ensures year-round enjoyment of its outdoor offerings, making it a haven for active individuals and families alike.

Beyond its scenic allure, Boulder fosters a vibrant, innovative community that appeals to professionals and entrepreneurs. Home to the University of Colorado Boulder and a thriving tech and startup scene, the city attracts forward-thinking minds and offers abundant career opportunities. A robust network of aerospace, biotech, and renewable energy firms, contribute to a dynamic economy.

Boulder's cultural richness and small-town charm elevate its appeal as a premier destination to call home. The city boasts a lively arts scene, with venues like the Boulder Theater and a bustling downtown Pearl Street Mall filled with local shops, farm-to-table restaurants, and craft breweries. Community events, such as the Boulder International Film Festival and farmers' markets, foster a tight-knit, welcoming atmosphere. Coupled with top-tier schools, low crime rates, and a focus on wellness, Boulder seamlessly blends the energy of a growing city with the warmth of a close community, making it an unrivaled place to live and work.



SUNDANCE FILM FESTIVAL
THE BUZZ

The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.

#1
BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#2
BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

#1
BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

#1
IN THE U.S. ON THE BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

TOP 25
GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

TOP 10
IN U.S. FOR WOMEN-FOUNDED, VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

BOULDER MARKET OVERVIEW

Economic and Demographic Strengths

Boulder, Colorado, is a dynamic economic hub driven by innovation, education, and a highly skilled workforce. Anchored by major employers like Ball Aerospace, Google, and NOAA, alongside a vibrant startup ecosystem fueled by the University of Colorado Boulder's (CU Boulder) 90+ research centers, the city thrives on cutting-edge industries such as aerospace, technology, and renewable energy. As of March 2023, Boulder's unemployment rate stood at an impressively low 2.3%, underscoring its economic stability. The median household income of approximately \$97,000 supports a well-educated, affluent population, including professionals, academics, and a diverse student body from over 70 countries. With CU Boulder's on-campus housing limited to 8,000 beds for a student population exceeding 37,000, demand for off-campus rentals and residential developments remains exceptionally strong, creating a ripple effect of opportunity for commercial and industrial real estate.

Industrial Market Dynamics

Boulder's industrial market is characterized by strong demand and constrained supply, making properties like 6395 Gunpark Drive highly desirable. The city's strategic location, with proximity to Denver and major transportation arteries like US-36, supports robust logistics and distribution activity. The industrial vacancy

rate in Boulder County was approximately 4.2% as of mid-2025, reflecting tight market conditions and sustained leasing demand, particularly for small bay industrial spaces suited for startups, tech firms, and light manufacturing. Average industrial lease rates have risen steadily, reaching \$14-\$18 per square foot (NNN) in prime submarkets like Gunpark Drive, driven by limited new construction and high barriers to entry. The flexible IG zoning at 6395 Gunpark Drive positions the property to capture this demand, offering versatility for tenants in industries ranging from advanced manufacturing to creative office spaces.

Lifestyle and Amenities

Boulder's unparalleled quality of life enhances its appeal as a destination for businesses and talent. With 155 miles of trails, world-class climbing, and proximity to premier ski resorts, the city attracts outdoor enthusiasts, students, and professionals. The iconic Pearl Street Mall serves as a vibrant hub for dining, shopping, and cultural events, including the Boulder International Film Festival and Sundance Film Festival, fostering a lively community atmosphere. This unique blend of natural beauty, cultural richness, and economic opportunity makes Boulder a magnet for companies and individuals, driving sustained demand for well-located industrial properties.



6395 GUNPARK DRIVE

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