

INDUSTRIAL SPACE IN BOULDER
FOR SUBLEASE
6325 Spine Rd. Boulder, CO 80301



PROPERTY HIGHLIGHTS

Discover this prime warehouse facility boasting a generous 24-foot clear height, perfect for maximizing your warehouse and distribution potential. With convenient dock-level loading, accessing and distributing your goods has never been easier. This space is designed to cater to your business needs while offering an affordable leasing option in a thriving market. Located in Boulder, you'll benefit from a vibrant business community and easy access to major transportation routes.

Suites A/B	32,564 - 72,853 RSF
Available	Immediately
Lease Rate	\$10.61/RSF NNN
Expenses (Est)	\$6.23/RSF
Parking	On-Site
Zoning	IM-Industrial Manufacturing
Lease Term	Through 11/30/28



FOR MORE INFORMATION



Clean



Drive-In Door



High Ceilings



Electrical
3-Phase Power



Loading Dock



Outside Storage

Micah Loeb

Senior Commercial Broker

303.449.2131 ext 127

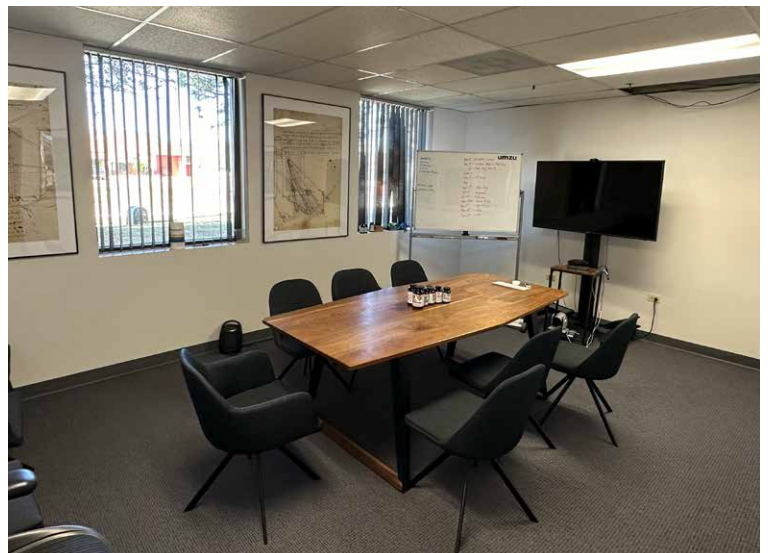
micah@coloradogroup.com

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6325 Spine Road, Boulder, CO 80301

Colorado
Group

PROPERTY PHOTOS

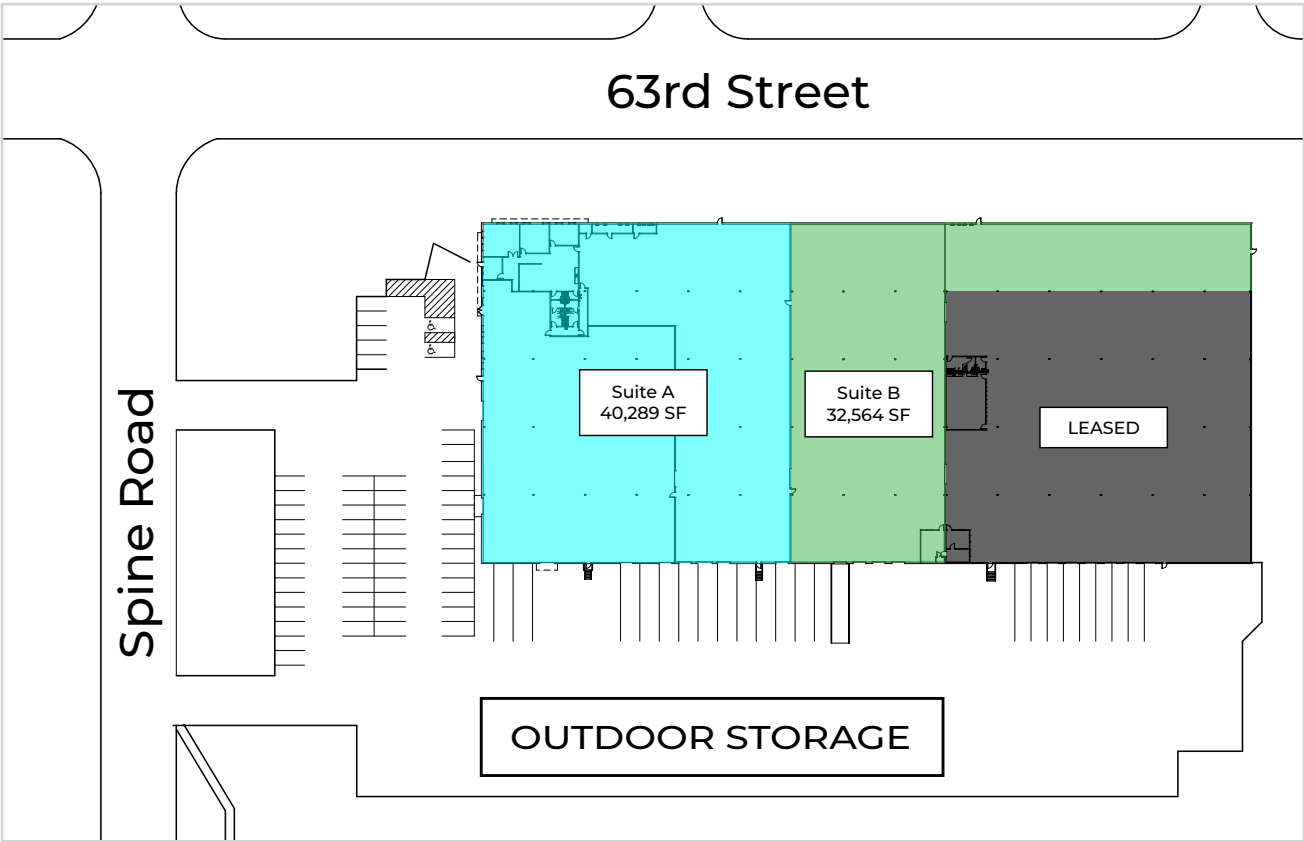


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PROPERTY FLOOR PLAN



PROPERTY LOCATION

