



FOR SALE
INDUSTRIAL

11808 HWY 93
11808 Colorado 93, Boulder, CO 80303

- 16.91 Acres
- Zoned I-1
- 4,104 +/- Square Foot Shop/Office
- 14' bay doors
- 4 stalls designed for heavy equipment
- Boulder address, but in unincorporated Jefferson County



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



Prime Industrial Opportunity

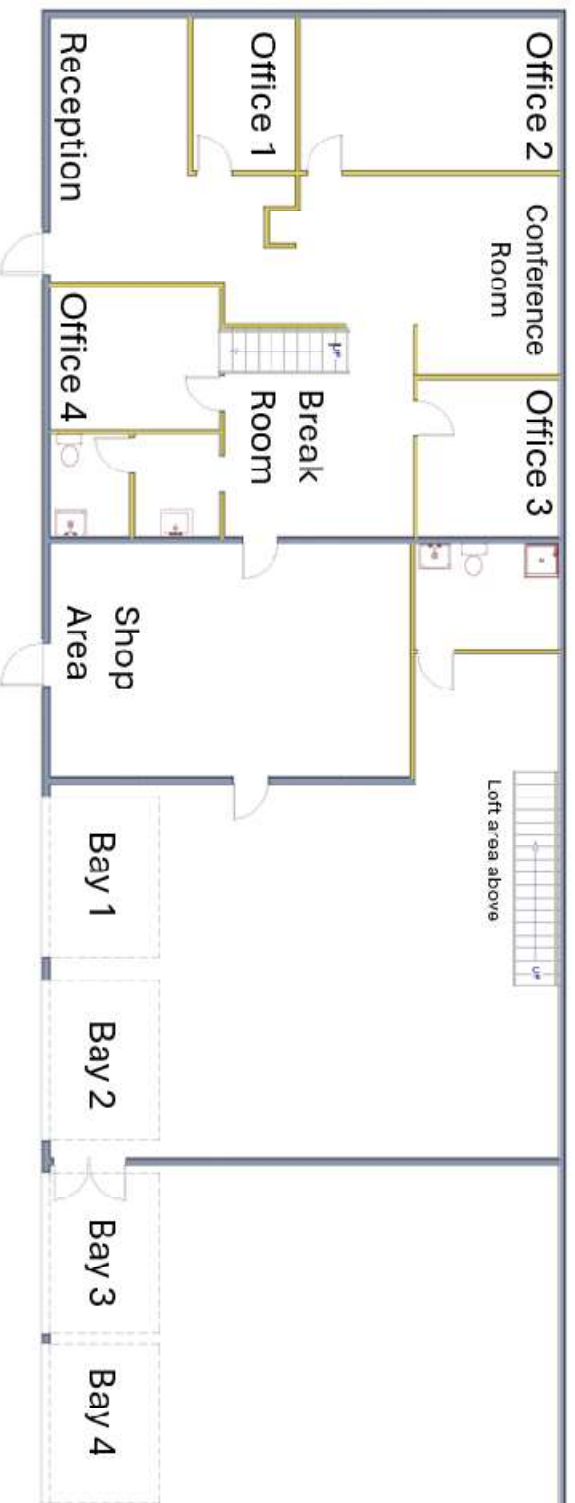
This rare industrial site offers nearly 17 acres of versatile I-1 zoned land with excellent highway frontage and functionality for heavy equipment users, investors, or developers. Located within Boulder city limits but governed by Jefferson County, the property provides unique advantages in access and oversight.

Property Highlights:

- 16.91 acres of industrial land
- Zoned I-1 – ideal for heavy industrial and commercial uses
- 4,104 SF shop/office building
- Four large equipment bays designed for heavy-duty use
- 14-foot-tall overhead doors for easy vehicle and equipment access
- Boulder address, but located in unincorporated Jefferson County

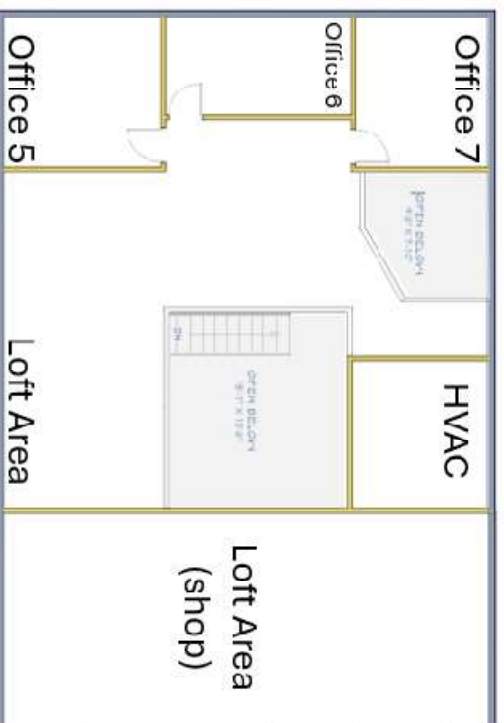
This is a one-of-a-kind opportunity to own an expansive, highly functional industrial property in a supply-constrained market. Perfect for users needing yard space, shop functionality, and long-term development potential.

Floor Plan – sketch – 1st Floor



- 4,104 +/- Square Feet
- ~17' Ceiling – Shoppe area
- 14' +/- Bay door height
- 7 total offices (4 on main floor, 3 on the 2nd floor)

Floor Plan – sketch – 2nd Floor



2nd Floor

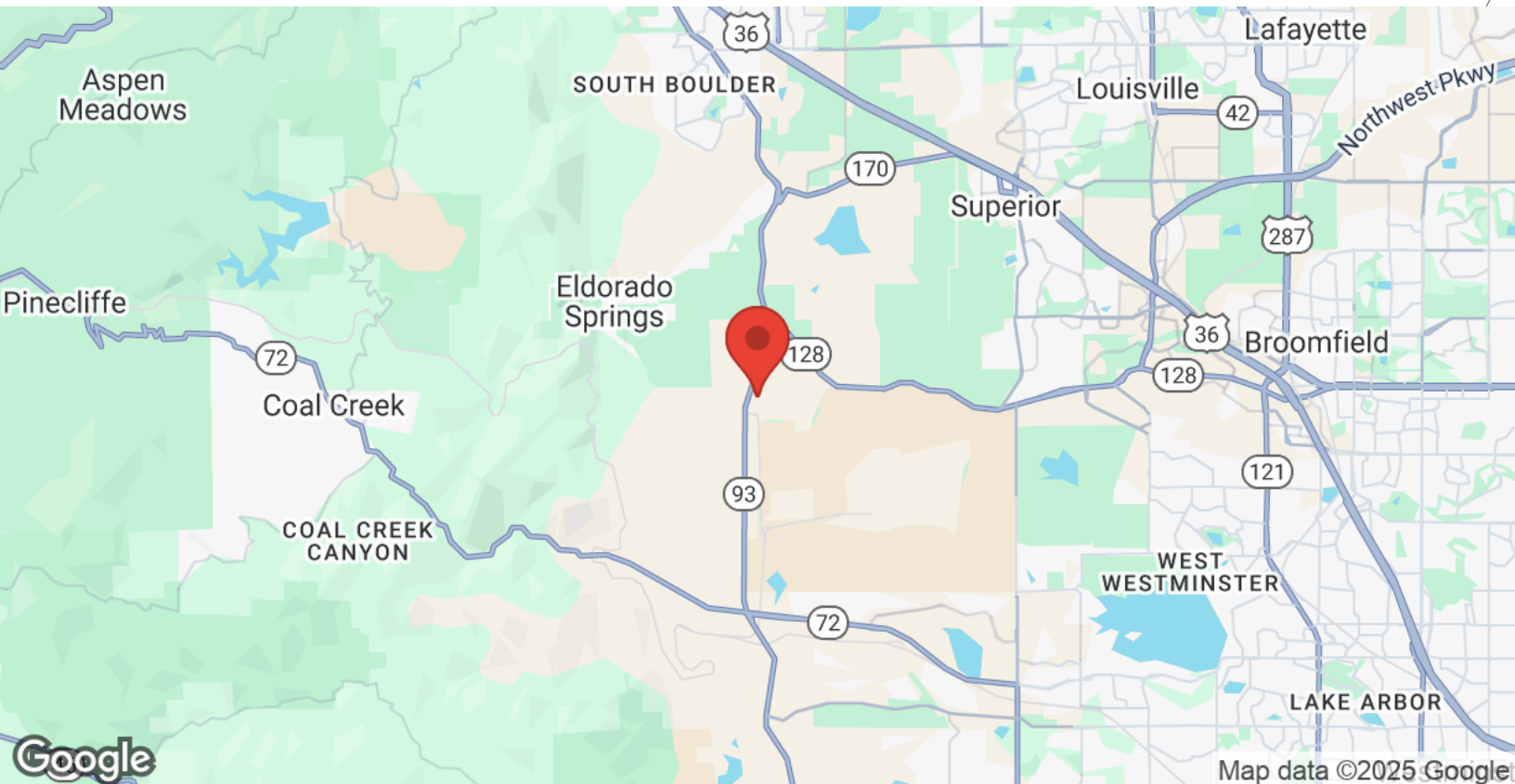
(shop area not shown – no 2nd floor over bays)

- Separation from shop & office loft
- Unique catwalk for office space
- Overlooking conference room below
- Open ceiling - Open Workspace

Not a professional drawing! This is just a sketched drawing of the existing space for the property.

LOCATION MAPS

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PROPERTY PHOTOS

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