

157,489 SF INDUSTRIAL BUILDING
AVAILABLE FOR LEASE

6055 LONGBOW DR

BOULDER, COLORADO



NEWMARK

PROPERTY SUMMARY

6055 Longbow Drive is a high-quality industrial manufacturing facility located in the Gunbarrel Business Park in Boulder, Colorado. The property is strategically located along Hwy 119 between Downtown Boulder and Longmont, with excellent access to major transportation arterials, retail amenities and abundant open space and trail systems.



Site:	8.784 Acres
Building:	157,489 SF (minimum divisibility \pm 10,000 SF) <small>* Based on 2023 measurement ** Assumed that mezzanines will be removed</small>
Office:	51,871 SF
Warehouse:	105,618 SF
Clear Height:	Varying from 11' to 26'
Sprinkler:	Yes
Electrical:	Heavy Power & well distributed 277/480 volt, 3 phase, 3,000 to 4,000 amps (to be verified)
Emergency Power:	Diesel Powered Generac Power Systems Generator
Mechanical:	Warehouse temperature/humidity controlled and compressed airlines
Parking:	380 Spaces (2.5:1,000 SF)
Loading:	8 Dock High Doors (additional loading possible)
Year Built:	1973 (West Building) 1990-1991 (East Building) 2006 (West Building Addition)
Capital Improvements:	Recent and ongoing repairs / replacements to the roof, mechanical systems, and parking lots
Zoning:	IM, Industrial Manufacturing
County:	Boulder
2023 RE Taxes:	\$325,271.18

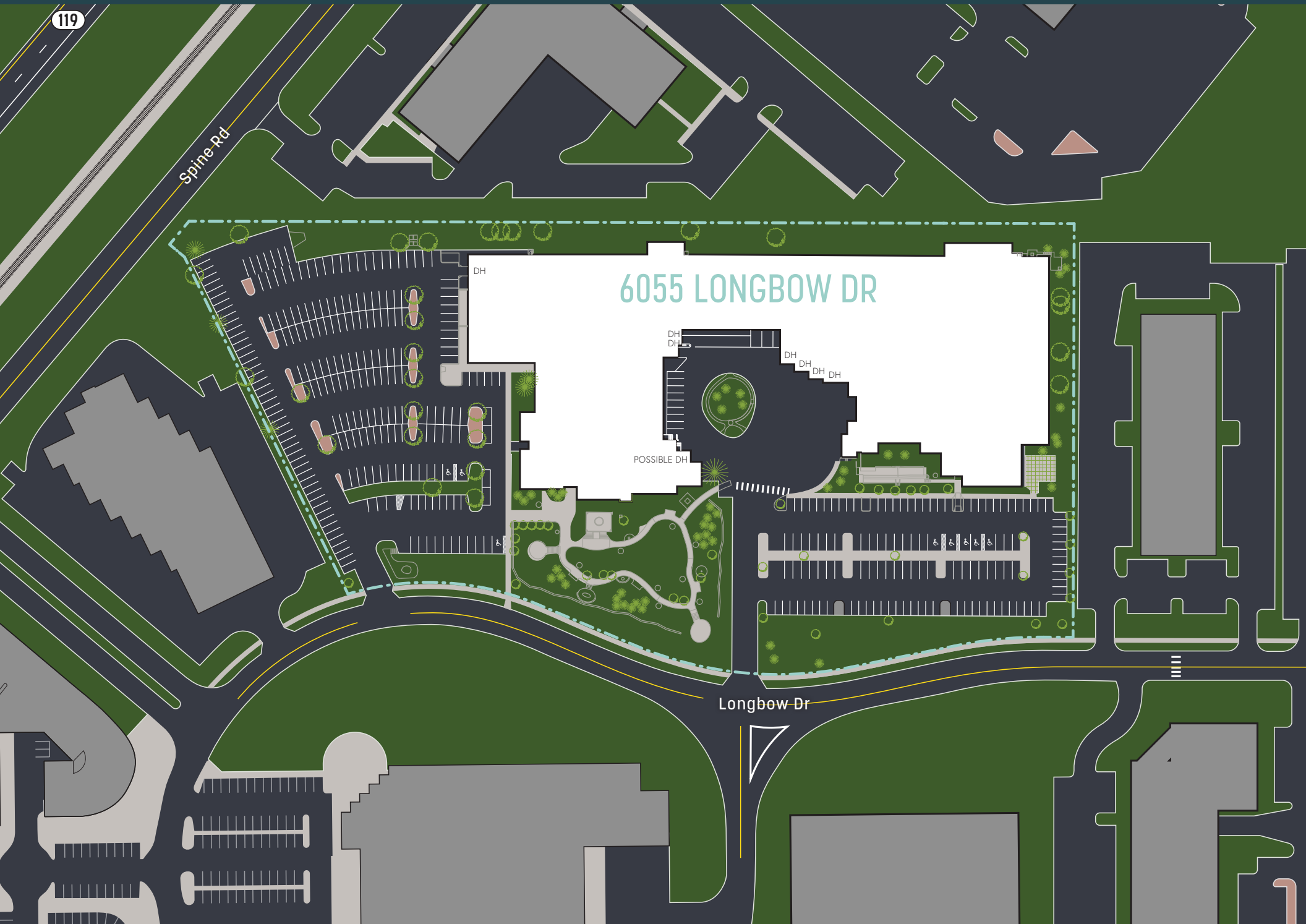
SITE PLAN

119

Spine Rd

6055 LONGBOW DR

Longbow Dr

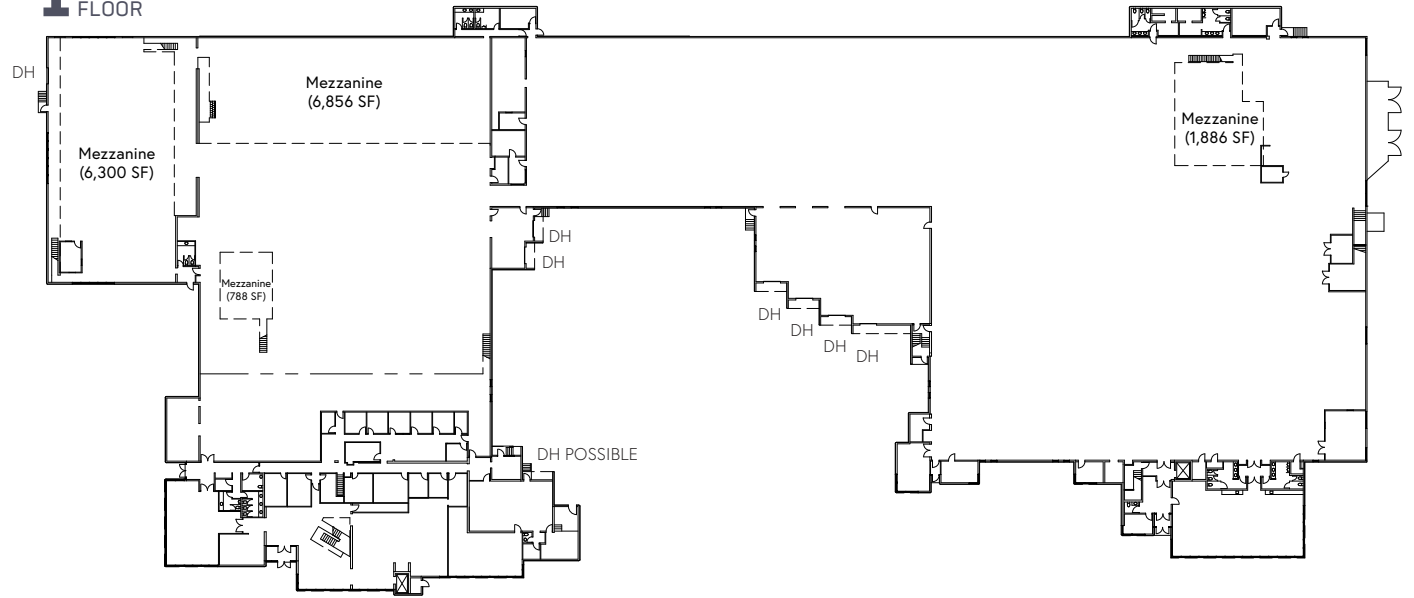


EXISTING FLOOR PLANS

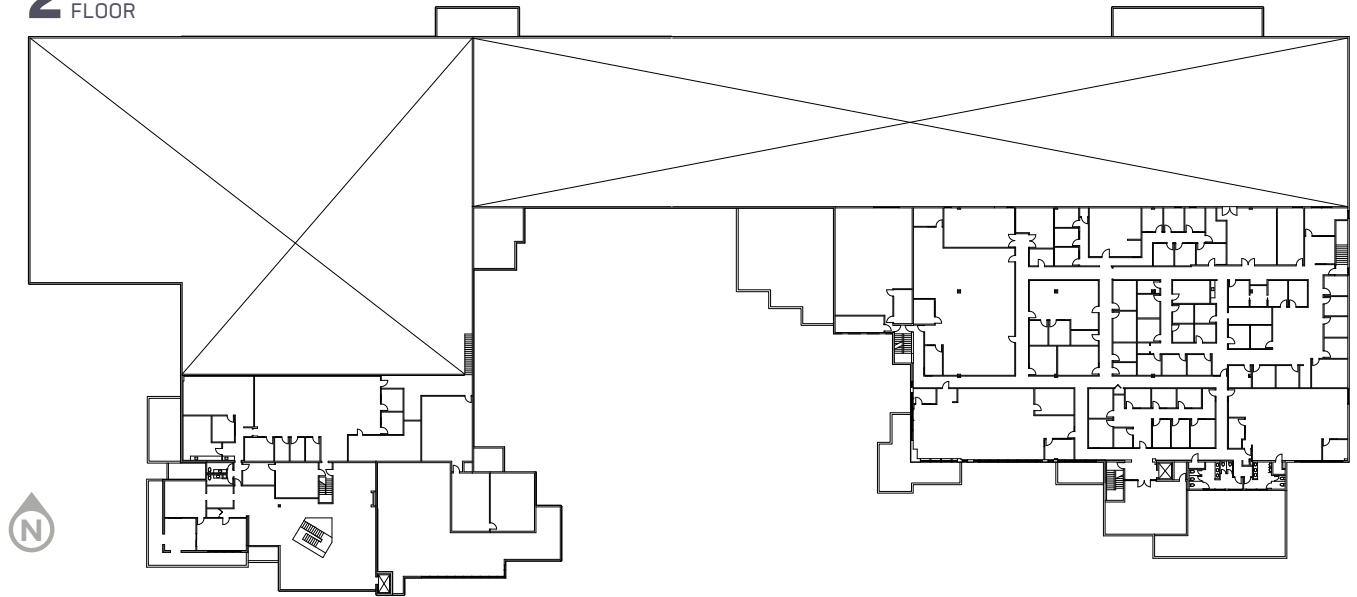
FULL BUILDING

Total SF	157,489
Office SF	51,871
Warehouse SF	105,618
Mezzanine SF:	15,1830
(Not Included & to be removed)	

1ST FLOOR



2ND FLOOR



CONCEPTUAL DIVISIBILITY PLAN

WEST BUILDING

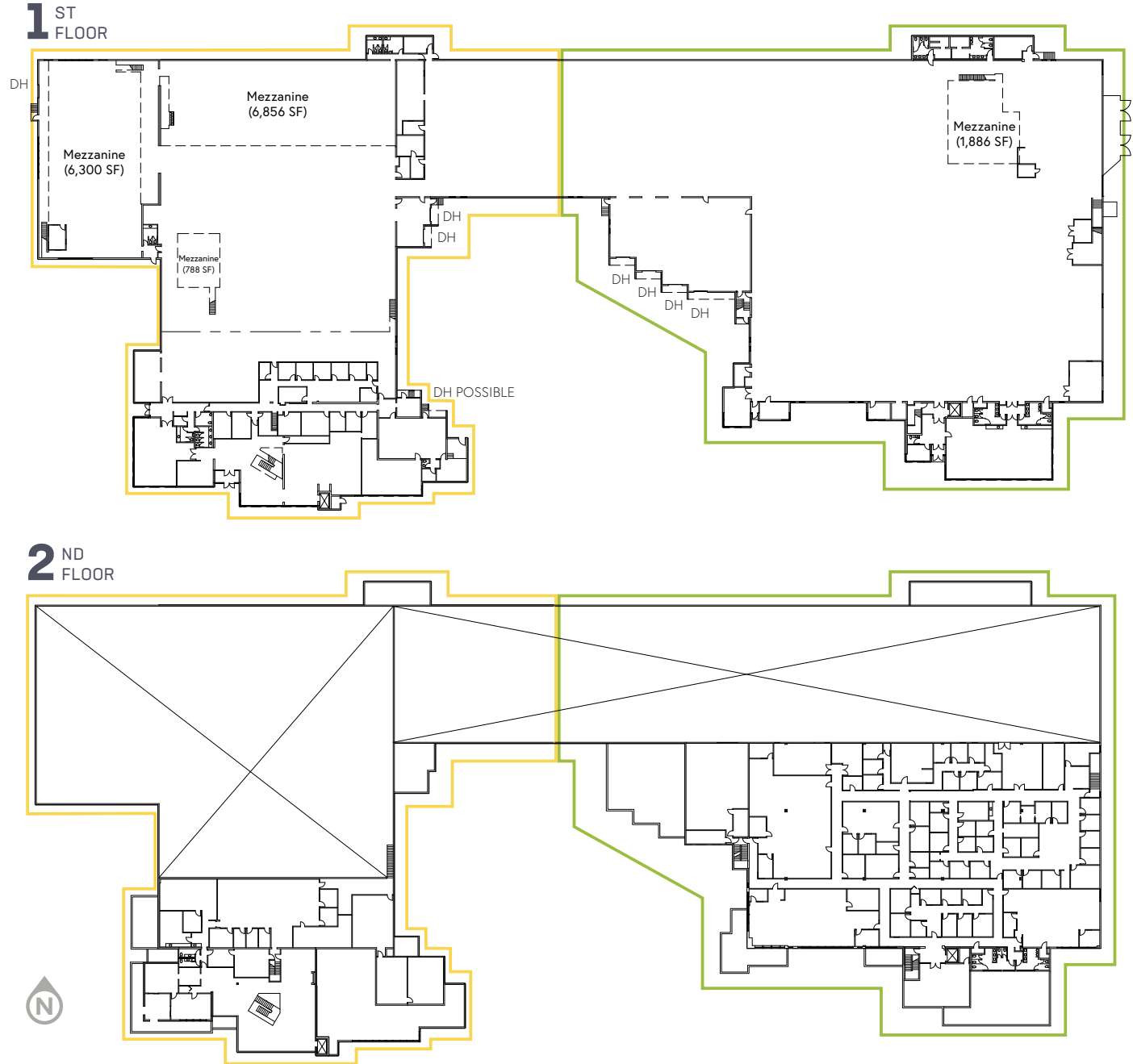
Total SF	72,632
Total Office SF	23,297
First Floor SF	12,050
Second Floor SF	11,247
Warehouse SF	49,335

Mezzanine SF:
 $787 + 6,300 + 6,856 = 13,943$
 (Not Included in total SF & to be removed)

EAST BUILDING

Total SF	84,857
Total Office SF	28,574
First Floor SF	0
Second Floor SF	28,574
Warehouse SF	56,283

Mezzanine SF: 1,886
 (Not Included in total SF & to be removed)





BOULDER OVERVIEW

Sitting roughly 25 miles northwest of Denver, Boulder, Colorado encompasses some of the most diverse and natural landscapes and sustainable development along the state's front range. Home to more than 108,000 residents, the city is nestled among the captivating Flatirons and offers its residents than 300 miles of bikeways. Not to mention its renowned university and number one ranking for startups per capita, the city known for its well-rounded lifestyle and innovation epicenter makes it a destination for many.

BOULDER RANKINGS

#1 CITY FOR SUSTAINABILITY STARTUPS
(PROMOLEAF, 2022)

#1 BEST US CITY TO LIVE (2021-2022)
(U.S. NEWS, 2021 & 2022)

#1 HAPPIEST CITY IN THE U.S.
(NATIONAL GEOGRAPHIC & TODAY)

#7 HEALTHIEST CITIES IN AMERICA

#7 BEST GREEN CITIES

CITY OF BOULDER GEOGRAPHY



POPULATION
(AS OF JULY 2021)

108,250



POPULATION GAIN SINCE
2010 POPULATION CENSUS

11.2%



27
SQUARE MILES



ELEVATION
5,318
FEET



MILES OF
BIKING TRAILS
300+



63
ACRES OF
PRESERVED
OPEN SPACE

GUNBARREL SUBMARKET

6055 Longbow sits roughly six miles from Downtown Boulder right off the Diagonal Highway - the primary connecting thoroughfare between Longmont and Boulder - and still remains within Boulder's city. Gunbarrel was largely a rural and agricultural environment until it became incorporated in the 1965 when IBM located to the area. Today it has suburban character and is both a commercial center as well as a residential community with retail options.

Due to its close proximity to Boulder proper, the micro-market of Gunbarrel enjoys all the benefits of the Boulder community including the over 203 miles of bike trails and other outdoor recreation activities, scenic views, great schools and highly educated workforce. The Gunbarrel neighborhood is home to Boulder's only private golf club, The Boulder Country Club, as well as destination retail amenities like the Avery Brewing Company making the area attractive to millennials and executives alike. The Gunbarrel Business District now consists of approximately 1.2M SF of office product, 3.5M SF of flex/industrial space, 167,000 SF of retail which includes the popular Avery Brewing Company and 1,123 multifamily units. The flex and industrial submarkets combined boast a 7.3% vacancy rate and rent growth over the last 10 years at a staggering 57% while still being a generous 20% discount to its counterparts in Central and East Boulder. Gunbarrel has seen continuous growth over the past decade and a half and is a prominent location for companies such as Tecomet, Viridian Therapeutics, IBM, Northrop Grumman, Qualcomm, Medtronic and more.



GUNBARREL'S GEOGRAPHY HIGHLIGHTS



ELEVATION
5,285
FEET



FOUNDED
1965



SIZE
6.3
SQUARE MILES



POPULATION
(2020 CENSUS)
9,554

GUNBARREL'S REAL ESTATE HIGHLIGHTS

OFFICE



1.2M SF

FLEX/
INDUSTRIAL



3.5M SF

RETAIL



167K SF

MULTI-FAMILY



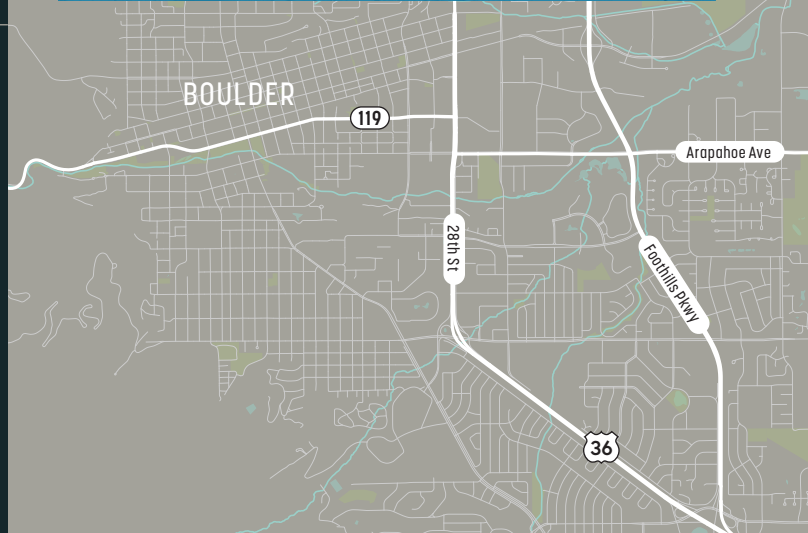
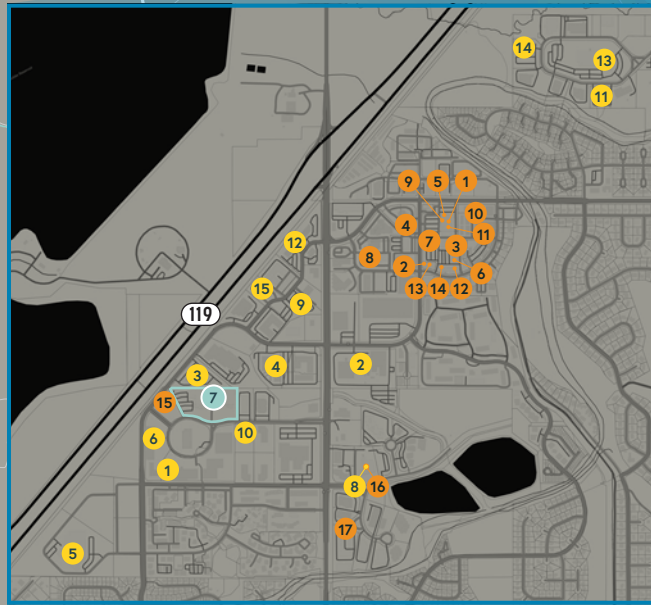
1,123 UNITS

Major Employers in Gunbarrel

- 1 **Medtronic**
- 2 **LOCKHEED MARTIN**
- 3 **LFP BROADCASTING**
- 4 **Qualcomm**
- 5 **CELESTIAL SEASONINGS**
- 6 **Valleylab**
- 7 **LEANIN' TREE**
- 8 **A**
- 9 **VIRIDIAN**
- 10 **NORTHROP GRUMMAN**
- 11 **meati**
- 12 **SPECTRA**
- 13 **EMERSON**
- 14 **OnKure THERAPEUTICS**
- 15 **TECOMET**

Top Retailers in Gunbarrel

- 1 **KING Soopers**
- 2 **SUBWAY**
- 3 **Domino's**
- 4 **DELI ZONE**
- 5 **SNARF'S Sandwiches**
- 6 **SANCHO'S Authentic Mexican Restaurant**
- 7 **BURGER KING**
- 8 **lift CHOCOLATE**
- 9 **Human KIND**
- 10 **PROTO'S**
- 11 **Starbucks**
- 12 **YURIHANA**
- 13 **CAFE BLUE AMERICAN GRILL**
- 14 **THE RUSTY MELON**
- 15 **BEVERLY HILL**
- 16 **A**
- 17 **Asher Brewing Co. Boulder, Colorado**



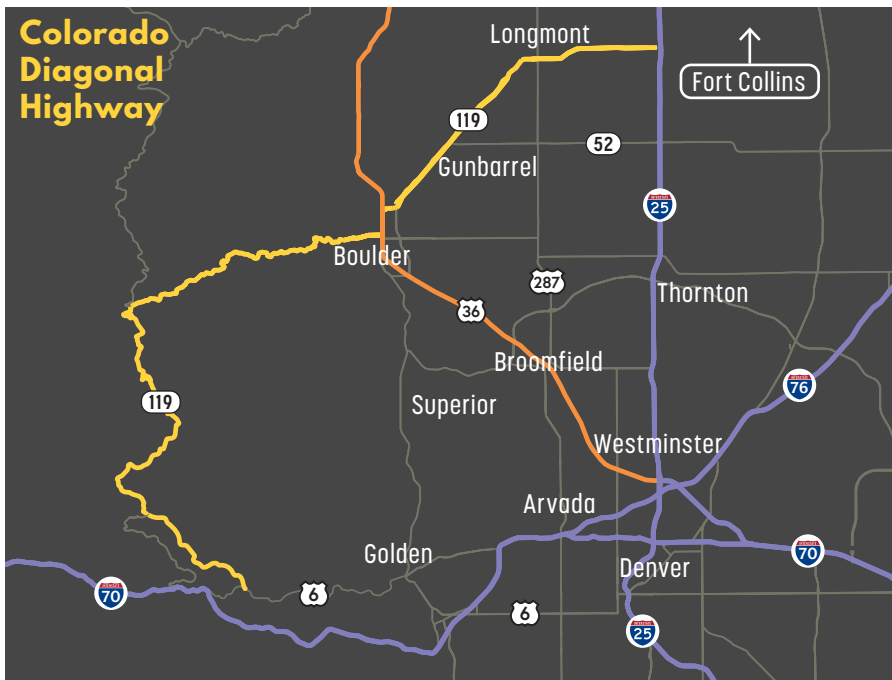
GUNBARREL HAS THE HIGHEST HIGH SCHOOL GRADUATE DEGREE OF ANY OF COLORADO'S NORTHWEST SUBMARKETS

THE AREA IS ONLY THIRD BEHIND BOULDER AND SUPERIOR FOR THE HIGHEST LEVEL OF COLLEGE GRADUATES AT 69%

	Gunbarrel, CO	Boulder, CO	Longmont, CO	Broomfield, CO	Lafayette, CO	Superior, CO	Louisville, CO
High school graduate or higher	99.3%	96.90%	91.70%	96.60%	95.20%	98.10%	97.70%
Bachelor's degree or higher	68.7%	76.80%	44.90%	57.80%	61.40%	77.20%	67.40%

ACCESS AND TRANSPORTATION

Colorado State Highway 119 connects commuters from the Rocky Mountains near I-70 to I-25 towards Fort Collins with the most use pertaining in the 20-mile stretch between Boulder and Longmont known as the diagonal highway. Crucial funding was made available in 2019 to begin upgrades to the usability of the highway in order to accommodate the 45,000 and growing number of vehicles traveling daily. With traffic along the interface predicted to grow by 25% as early as 2040, the 'Next Regional Priority' is expected to gain immensely from the introduction of Managed/Express Lanes in each direction for BRT (Bus Rapid Transit), HOV/Toll lanes and the construction of a paved bikeway along the entire stretch, similar to that of the U.S. 36's, constructed in recent years.



Northwest Rail Line

The map shows the Northwest Rail Line (B Line) highlighted in green. It starts in Longmont and runs south through Boulder, Gunbarrel, Louisville, Flatiron, Church Ranch, Westminister, and Arvada, ending in Denver. Major highways like I-70, I-25, I-76, and US-287 are also shown. A legend at the bottom identifies the line as 'B Line' and includes a 'Park-n-Ride' icon.

Denver's Regional Transportation District (RTD) continues to grow. Introduced in 1994, RTD started by establishing transportation routes stretching from the Southeast and West areas – connecting the suburban areas with the downtown core at Union Station. Perhaps their most significant expansion occurred in 2016 when RTD commissioned service connecting Union Station and the Denver International Airport. In light of the significant densification along the Northwest corridor with more than 500,000 people and counting, the addition of a commuter rail connecting Longmont to Denver has become the most poised expansion project in recent years. Holdbacks to the project have been the estimated price tag of \$1.5B and the proposed timeframe of 30 years to ridership; however, as of 2019, a new proposal by Rocky Mountain Rail with an all-in budget of \$1.1B and completion by 2025 proves the project has momentum and could ratify traffic congestion and provide greater access to downtown in as little as a few years.

 <p>IMPLEMENTATION OF THE FULL MULTI-MODAL CORRIDOR IMPROVEMENT PROJECT IS ESTIMATED TO COST \$315 MILLION. CURRENTLY, \$104 MILLION IN FUNDING HAS BEEN SECURED FOR PROJECT ELEMENTS SUCH AS STATION ENHANCEMENTS, PARK-N-RIDES AND MORE</p>	 <p>ROCKY MOUNTAIN RAIL HAS DEVELOPED A PROPOSAL TO COMPLETE THE NORTHWEST COMMUTER RAIL LINE BUT IS AWAITING FINANCING TO COMMENCE THE PROJECT</p>	 <p>BOULDER COUNTY IS CURRENTLY IN THE PROCESS OF DESIGNING A PAVED-OFF STREET MULTI-USE PATH ALONG CO 119 THAT WILL PROVIDE A YEAR-ROUND, SAFE, DIRECT, ACCESSIBLE AND COMFORTABLE BIKE FACILITY WITH SEAMLESS CONNECTIONS TO TRANSIT, NEIGHBORHOODS, BUSINESSES AND LOCAL WALKING AND BICYCLING PATHS.</p>
---	---	--



6055
LONGBOW DR

ELEMENT RESEARCH CENTER
(SteelWave and Partners Group's Life Science Campus)



SURROUNDED BY WELL-KNOWN COMPANIES AND COMPRISED OF A HIGHLY EDUCATED WORKFORCE

Interestingly, 6055 Longbow Drive is only a 3-minute longer drive from Downtown Boulder than from Downtown to Flatiron Business Park which is driving many companies to consider the cost-effectiveness of the area. Partly due to the locational attributes, 6055 Longbow Drive is surrounded by numerous Fortune 500 publicly traded companies such as Northrop Grumman, Medtronic, Lockheed Martin, Qualcomm, IBM, and Emerson. Additionally, the Gunbarrel submarket's proximity to Boulder has proven to be able to attract Meati Foods and OnKuro. These companies are able to be located just outside of Boulder proper since they can still recruit and attract their workforces from Boulder where 70% of the population holds a bachelor's degree or higher. This can be attributed, in part, to the University of Colorado and the 17 federally funded research institutions that call the City of Boulder home. The "Most Educated City in the U.S." according to Forbes, generates an ecosystem of high-growth companies, start-ups and Fortune 500 companies.

60555

LONGBOW DR



Mike Wafer, SIOR
303.260.4242
mike.wafer@nmrk.com

Michael Wafer, Jr.
303.260.4407
mike.waferjr@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.