



RETAIL / INDUSTRIAL SPACE FOR LEASE OR SALE

4100 Ute Hwy, Lyons, CO 80540

PROPERTY HIGHLIGHTS

Now offered for sale or lease, this highly visible commercial building at 4100 Ute Hwy in Lyons, Colorado, presents a unique opportunity for owner-users, retailers, or warehouse operators. Formerly home to Clark's Hardware, the 6,104 SF building offers flexible open space, 12' – 14' clear heights, concrete flooring, and a 10' drive-in loading door. With 12 dedicated parking spaces and excellent frontage along Highway 36, the location provides strong visibility and easy access. Zoned Commercial East Corridor (CEC), the property is suitable for a variety of retail or light industrial uses. Whether you're looking to open a storefront, expand your operations, or invest in one of Boulder County's most charming communities, this building is ready to serve your needs.

Lot	0.39 Acre
Building	6,104 RSF
Sale Price	\$1,350,000
Lease Rate	\$23.00/RSF Gross
Lease Term	1-3 Years
Availability	Immediately
Parking	On-Site Parking - 12 Spaces
Zoning	Commercial East Corridor
Clear Height	12' - 14'
Drive-In Door	1 - 10'

- Zoned for light industrial and commercial use.
- Local ownership. Flexible lease terms.



Building
Signage



Drive-In
Door



Easy Access



High Ceilings



On-Site Parking



Near Restaurants

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Group**

FOR MORE INFORMATION

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LYONS INDUSTRIAL / RETAIL

4100 Ute Highway, Lyons, CO 80540

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

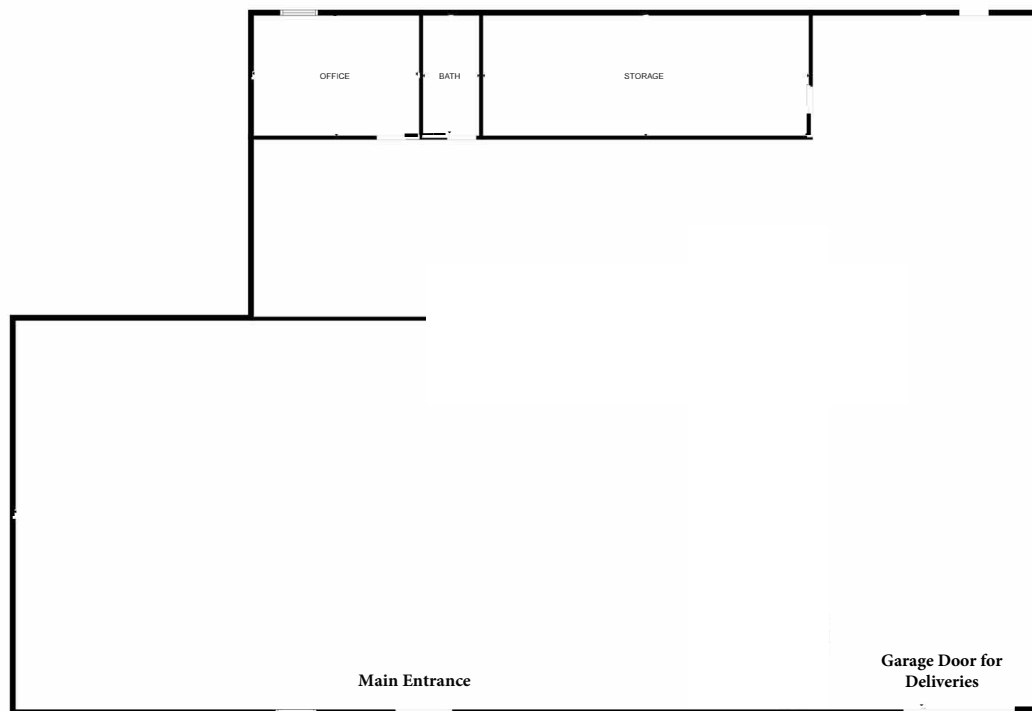
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LYONS INDUSTRIAL / RETAIL

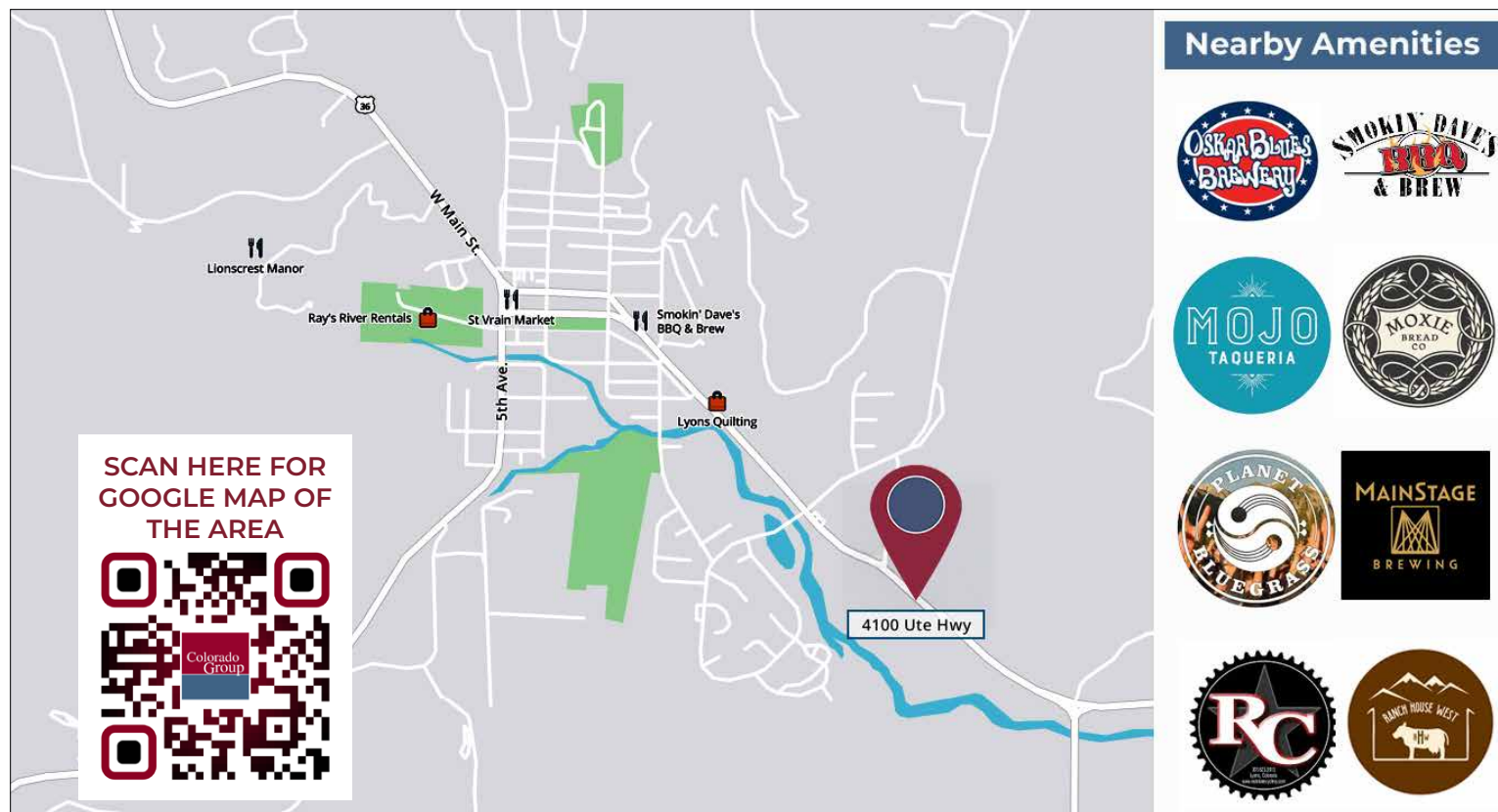
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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