

**LEASE**

# Monarch Park Industrial

**6325 MONARCH PARK PLACE**

Niwot, CO 80503

**PRESENTED BY:**

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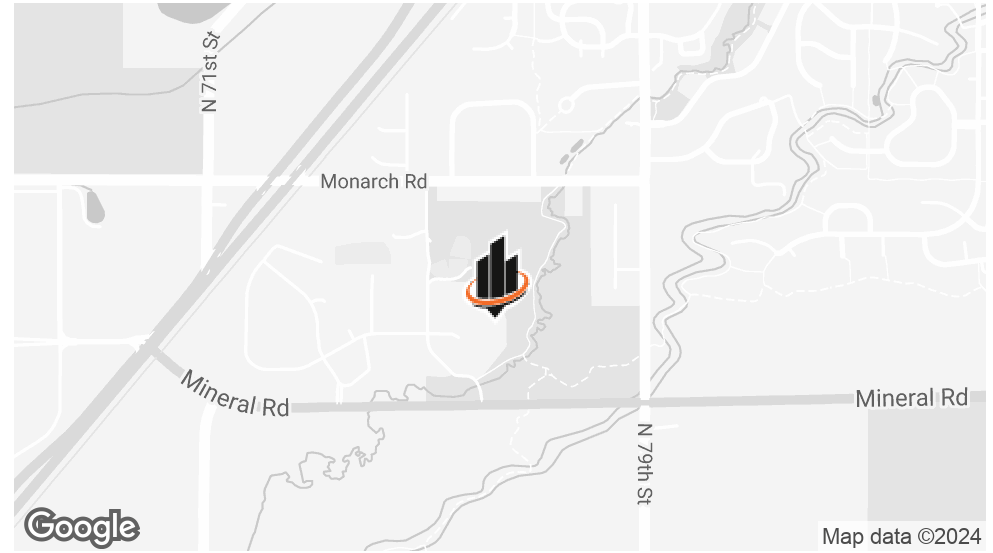
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	31,025 SF
<b>AVAILABLE SF:</b>	31,025 SF
<b>LOT SIZE:</b>	2.75 Acres
<b>YEAR BUILT:</b>	1995
<b>ZONING:</b>	ED - Economic Development
<b>MARKET:</b>	Boulder-Longmont

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## PROPERTY OVERVIEW

Light Industrial warehouse. Building features abundant electrical service, wipe-down walls, and floor drains. Dock and drive-in bay supported. Formerly utilized for food production. Onsite employee and visitor parking. Cul-de-sac type access.

## PROPERTY HIGHLIGHTS

- 31,025 SF space with 2,000 SF office. Projected NNN's at \$6.24 (2024)
- Formerly certified for food production
- Warehouse with wipe-down walls and floor drains
- Abundant electrical capacity with multiple drops
- Dock doors and drive-in bay
- Ample natural lighting & Spacious open layout
- Convenient access to major highways
- Modern, well-maintained facility

## ADDITIONAL PHOTOS



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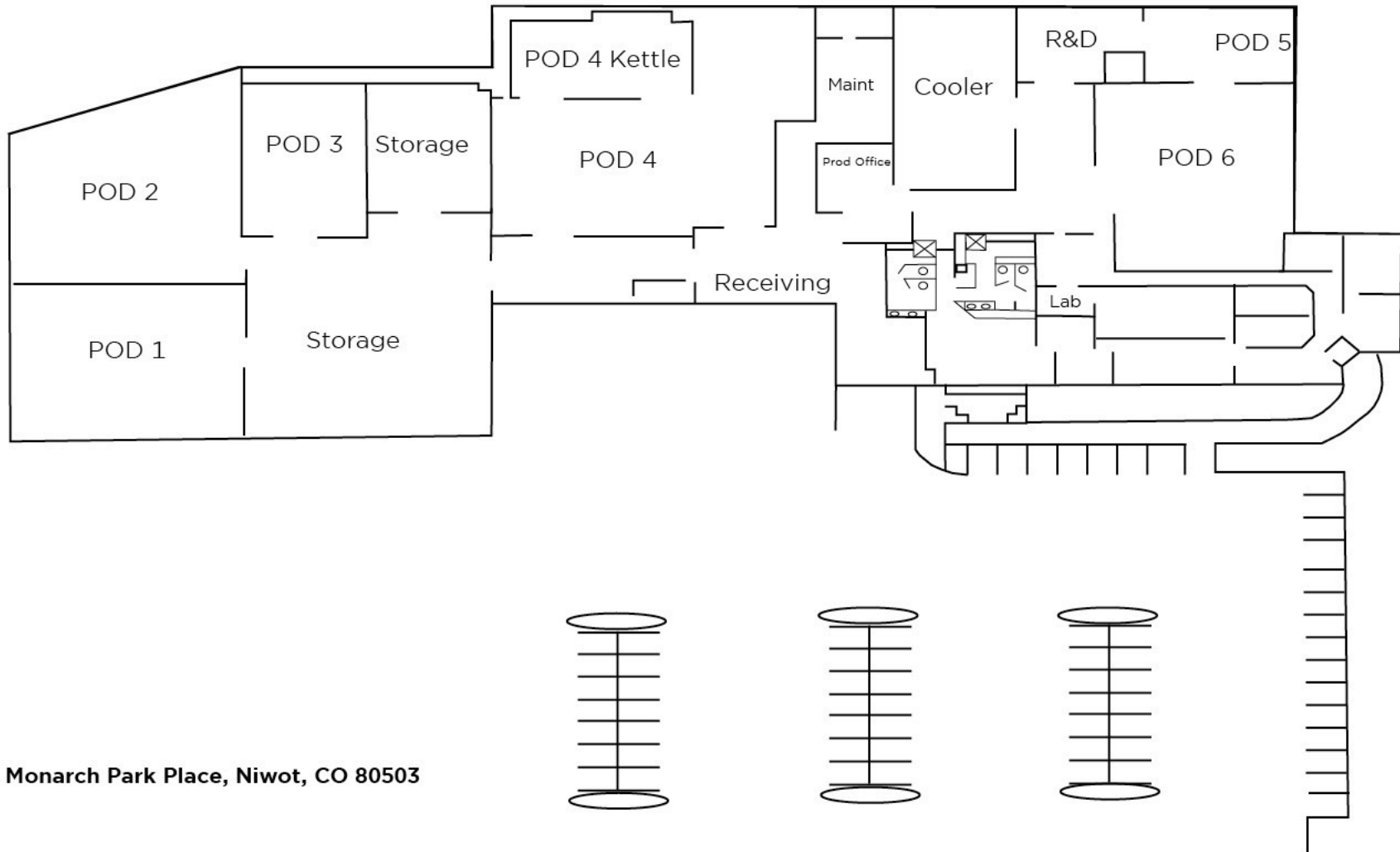
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# FLOOR PLAN



6325 Monarch Park Place, Niwot, CO 80503

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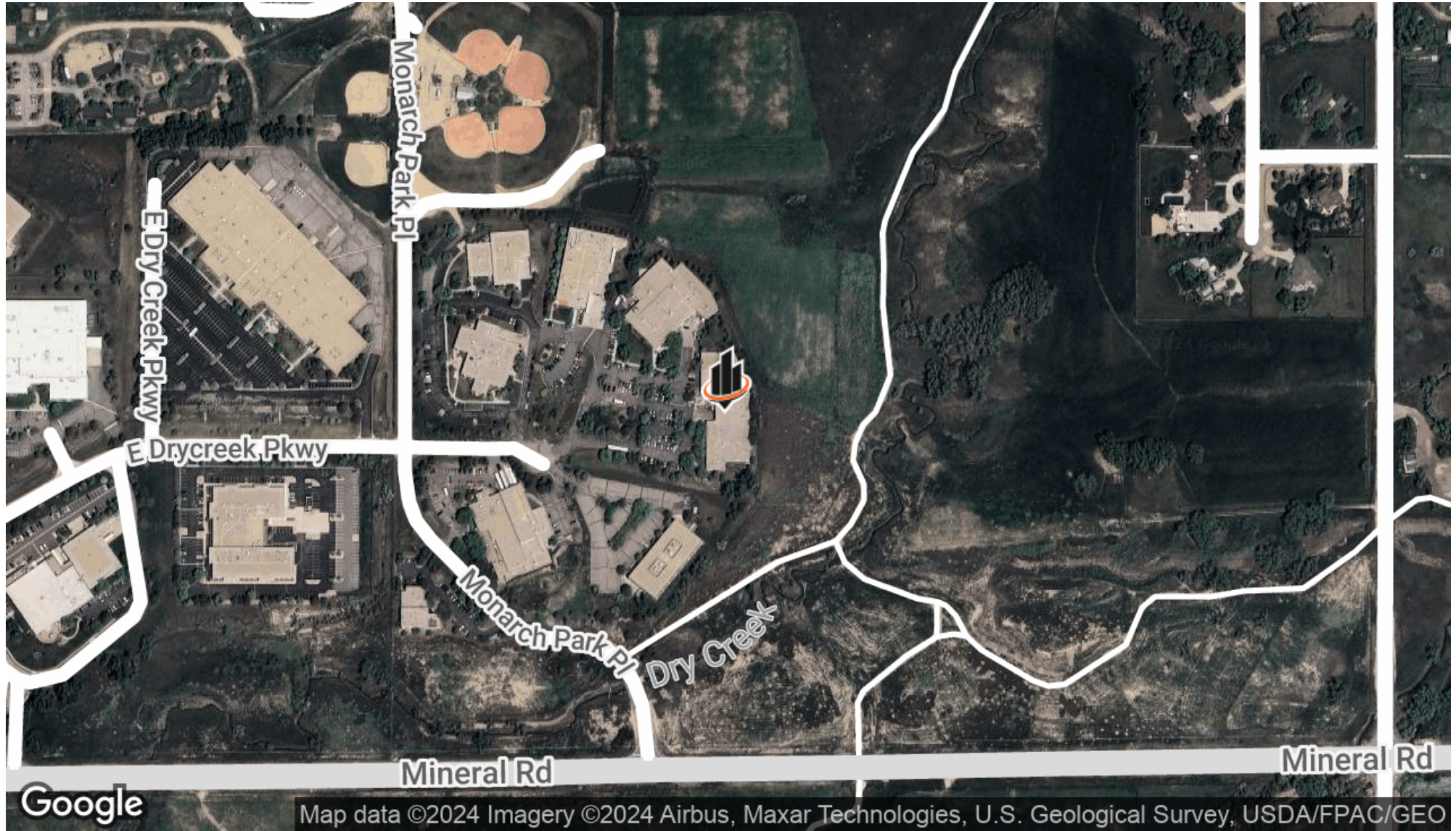
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# LOCATION MAP



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