



## INDUSTRIAL / FLEX FOR SALE

5763 Arapahoe Avenue, Unit I  
Boulder, CO, 80303

### PROPERTY HIGHLIGHTS

#### Rare Small-Bay Industrial Condo for Sale

Exceptional location with convenient access to Boulder, Louisville, and Lafayette. Ideal opportunity for light manufacturing or distribution ownership. Features include available signage, 19' clear warehouse height, and a 10' overhead door. Property also offers a large mezzanine with storage below, and is close to numerous restaurants and amenities. New roof installed in 2015.

Unit I	2,092 SF
Sale Price	\$495,000 (\$236.00/SF)
Availability	Immediately
OA Dues	\$675/Quarter Includes trash & snow removal
Zoning	IG
Parking	5 assigned spaces

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FOR MORE INFORMATION



Drive-In Door



Electrical  
/3-Phase



Flex Space



Flexible Zoning



High Ceilings



Parking

#### Audrey W. Berne

Principal/Senior Broker  
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#### Maureen Espinoza

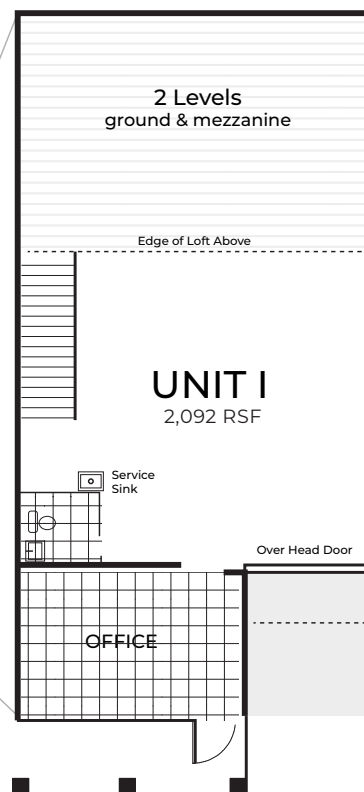
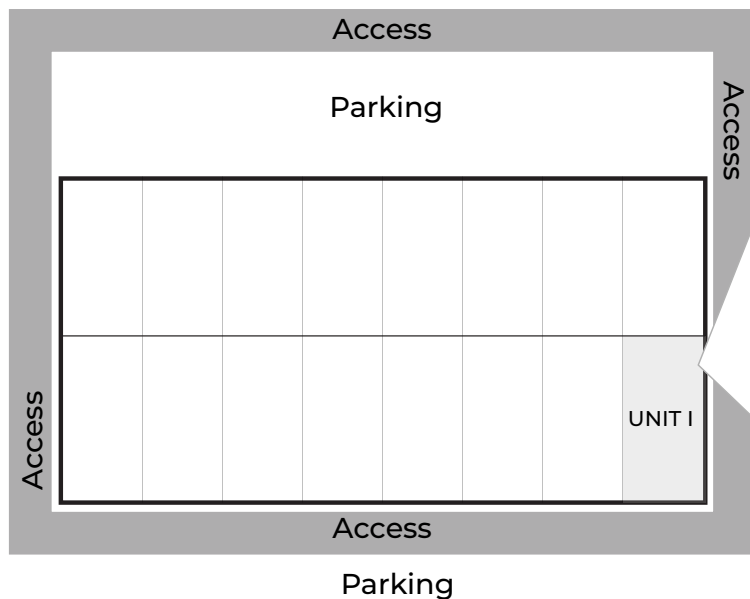
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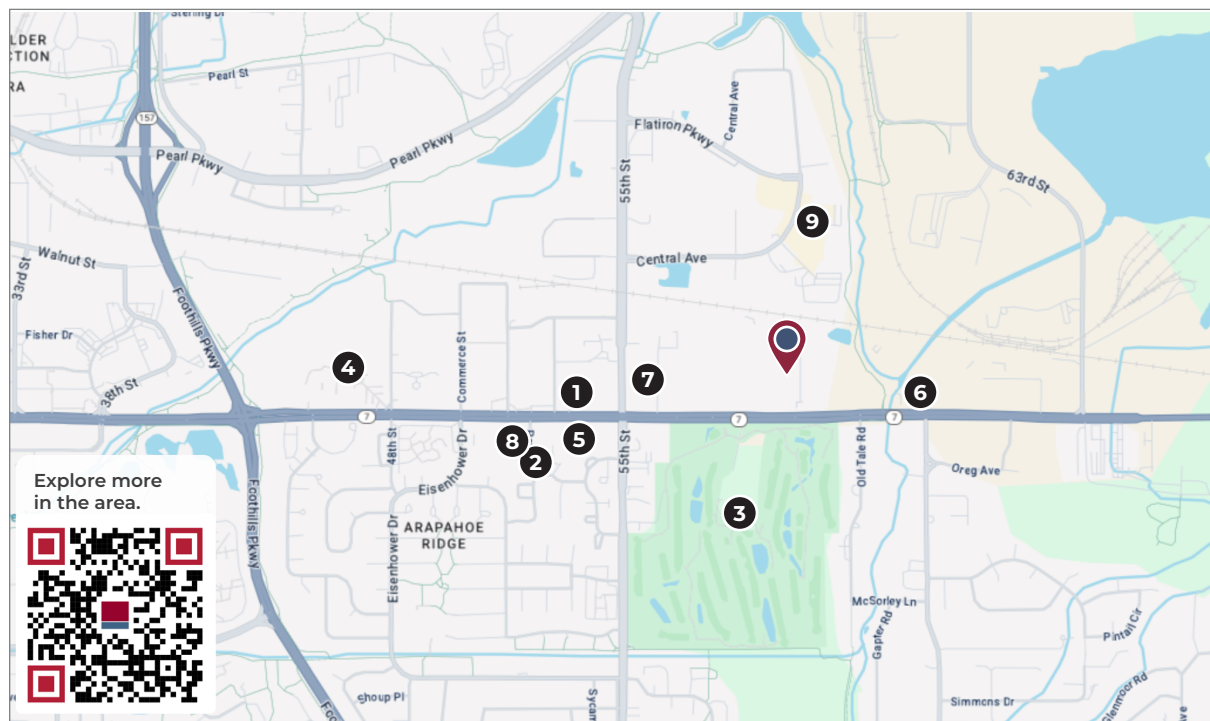
## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



5763 ARAPAHOE RD. UNIT I  
BOULDER, CO, 80303



- 1 Blackbelly Market
- 2 Ozo Coffee
- 3 Flatirons Golf Course
- 4 Foothills Hospital
- 5 Snarf's
- 6 Flatirons Subaru
- 7 Boulder Dinner Theater
- 8 Sherpa Kitchen
- 9 Upslope Brewery

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

Google Maps

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