



5660 Valmont Road

Boulder, CO

Rare Boulder Flex Building with Yard Space

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[Property Info & Gallery](#)

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Great Property for an Owner User or Value-Add Investment

Building Size	14,514 sq. ft.*
Site Size	1 Acre (44,994 sq. ft.)
Price	\$3,950,000 (\$272.32 / sq. ft.)
NOI	\$222,895.13
Zoning	General Industrial (GI) - Boulder County

**with Large Yard for Storage & Outdoor Use*

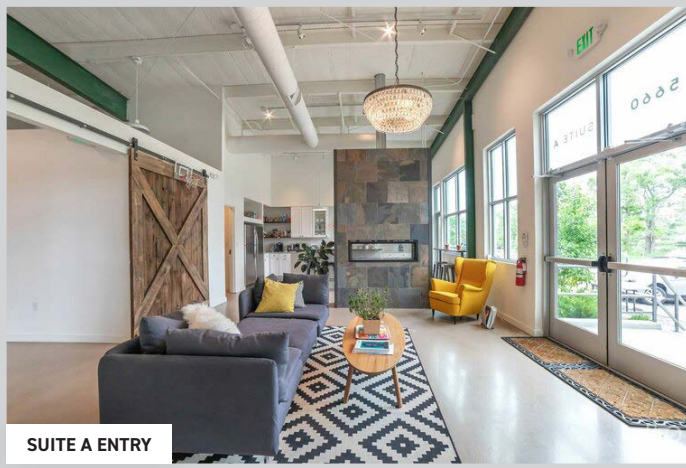
- True Flex Building Featuring Remodeled Office, Warehouse Spaces, & Fenced Storage Yard
- Fully Leased with Near-Term Expirations for an Owner to Occupy or an Investor to Reposition
- Units A & B are Open & Modern Tech Office Leased Below Market Rent
- Units C & D Feature Overhead Doors with Truck Wells for Dock-High Capable Loading
- 8,400 SF Fenced Yard is a Rare Boulder Amenity Attractive for a Variety of Users
- Convenient Location to Many Amenities & Easily Accessible from Boulder Creek Path or RTD

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SUITE A ENTRY



SUITE C WAREHOUSE



FENCED STORAGE YARD

