



**CHRISMAN
COMMERCIAL**

**For Sale or For Lease
Industrial Building**

6880 Winchester Circle, Boulder, CO, 80301



HIGHLIGHTS

Lease Rate: \$15.00/SF NNN

Expenses: \$10.66/SF plus utilities

Sale Price: \$7,500,000 (\$268.21/SF)

Size: 4,409 SF – 27,963 SF

Available: February 1, 2025

Zoning: IM

Parking: 1 per 394 SF

Dock Doors: (2) Grade Level, (2) 2ft
High, (2) Dock High


Ceiling Height: 18 ft clear

Strategically positioned near Highways 52 and 119, this versatile industrial building offers excellent access to Boulder, Longmont, and I-25. Designed for flexibility, the property features a combination of office, laboratory, production, and warehouse spaces, previously utilized as a food lab and pilot plant. Key amenities include:

- **2 dock-high doors, 2 truck-high doors, and 2 grade-level doors** for seamless logistics and operations.
- Abundant **power supply** and **upgraded HVAC systems** throughout the facility.
- **Full sprinkler system throughout** for enhanced safety.
- Multiple **floor drains** and **trench drains**, supporting diverse industrial applications.

This property is equipped to meet the demands of a variety of industries and is ready for your business's next chapter.


CONTACT US

 (303) 449 7475

 valerie@elevatedboulder.com

susan@elevatedboulder.com

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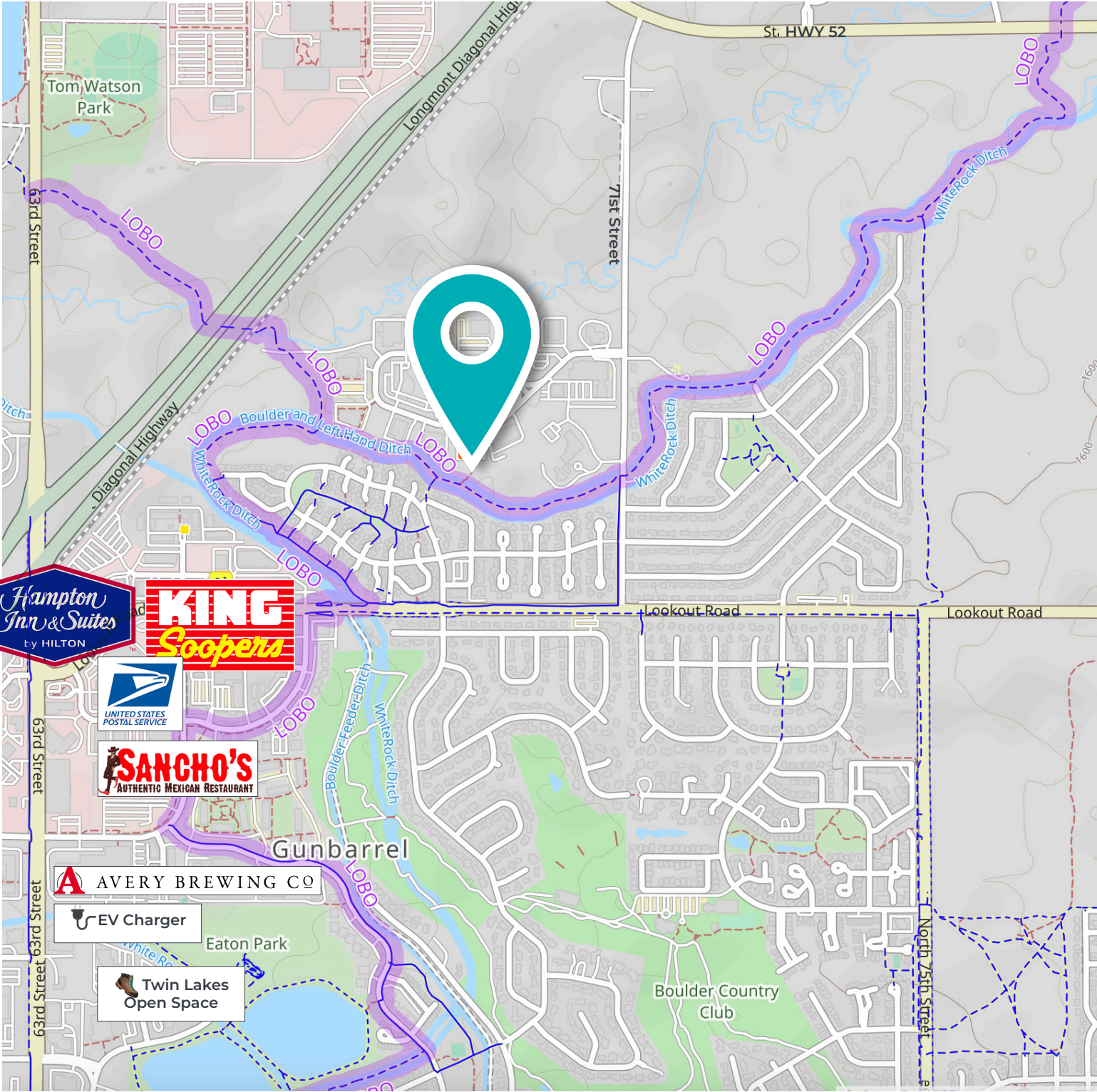
 (303) 938 8200

 steve@chrismanc.com

michele@chrismanc.com

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LOCATION





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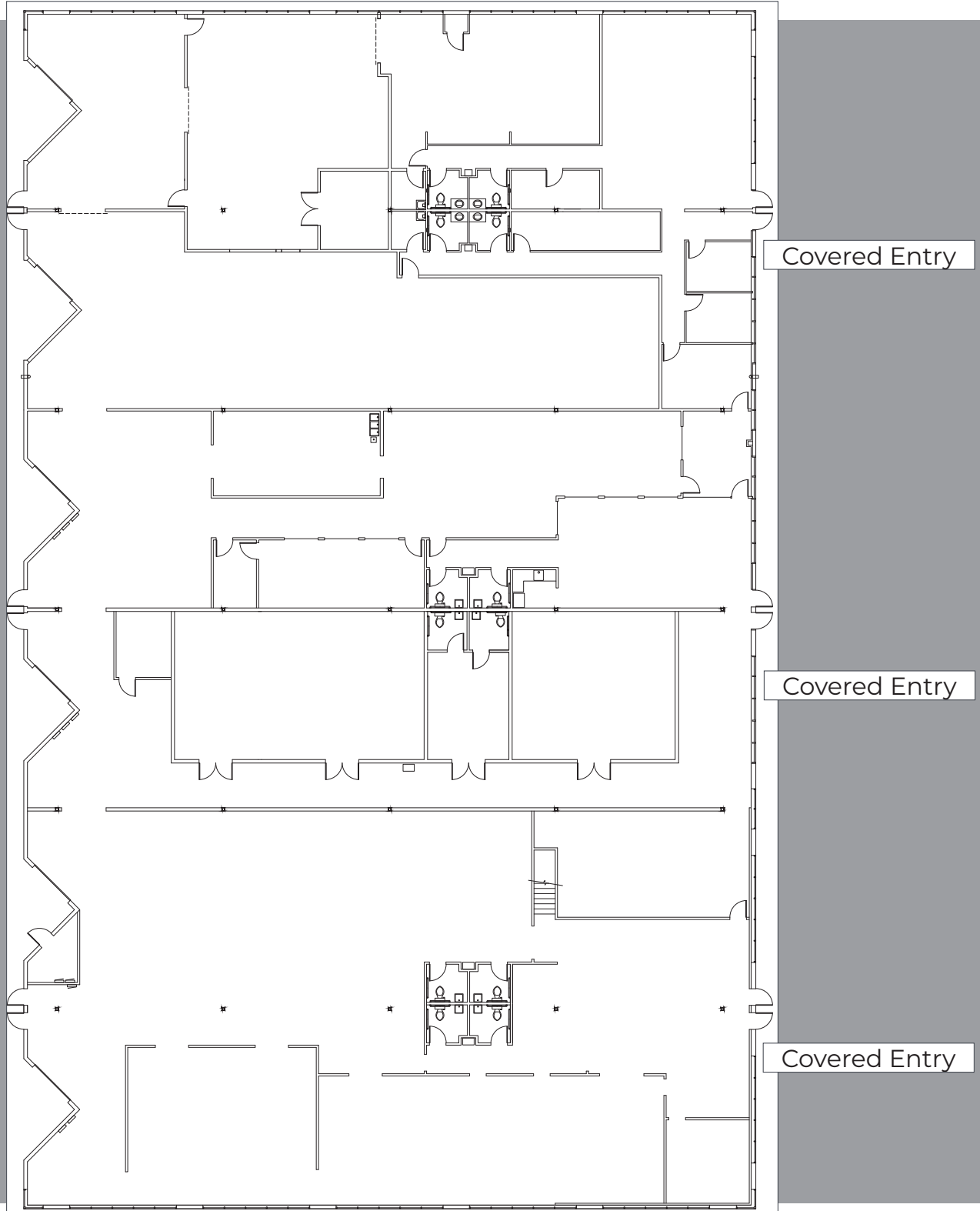


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FLOOR PLAN



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PO Box 510, Niwot, CO 80544