

Sale price: \$5,581,000

1799 Exposition Drive is a highly functional **18,919 sf flex/industrial/retail facility** situated on **1.8 acres** in the heart of Boulder's established business park environment. Formerly home to Audi Boulder, the building offers a rare combination of **showroom-quality retail presence, professional office space, and a fully built-out service/maintenance facility**. Its flexible layout, strong existing infrastructure, and high-quality construction make it an ideal turnkey opportunity for automotive users, specialty service operators, light industrial companies, or any owner-user seeking a premium Boulder location.

Available sf/acres	18,919 sf/1.8 acres
Year built/renovated	1976/2005
Yard	Lighted, secured
Clear height	16'
Loading	Six (6) 10'x10' drive-in One (1) 16'x10' drive-in One (1) 22'x10' drive-in One (1) 12'x12' drive-in ramped door leading to the yard
Power	600 amps 480/277v 3-phase
Wash bays	Two (2) with floor drains
Zoning	Industrial General (I-G)

**Get more
information****Dawn McCombs**

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Strategically positioned in a corridor known for its limited supply and high barriers to entry, the asset benefits from strong access, excellent visibility, and proximity to Boulder's key commercial districts. Delivered **100% vacant**, the property allows immediate occupancy and customization, enabling an owner-user to capitalize on existing improvements such as service bays, floor drains, compressed air, and heavy power - significantly reducing future build-out costs. Surrounded by a mix of flex, industrial, and retail users, 1799 Exposition Drive sits within a highly desirable and versatile business park, offering both operational efficiency and long-term value in one of Colorado's most sought-after markets.



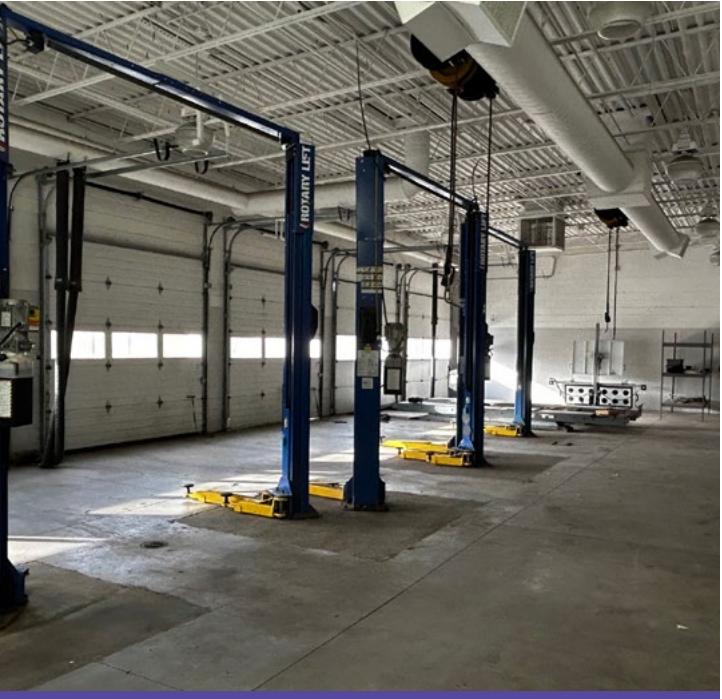
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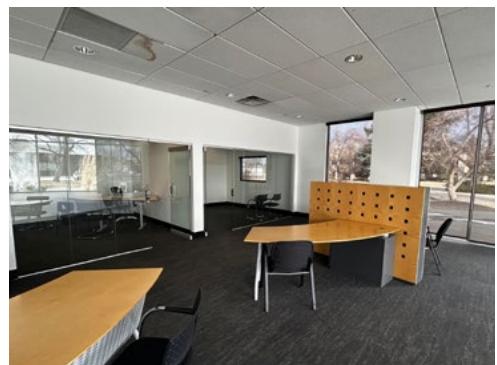
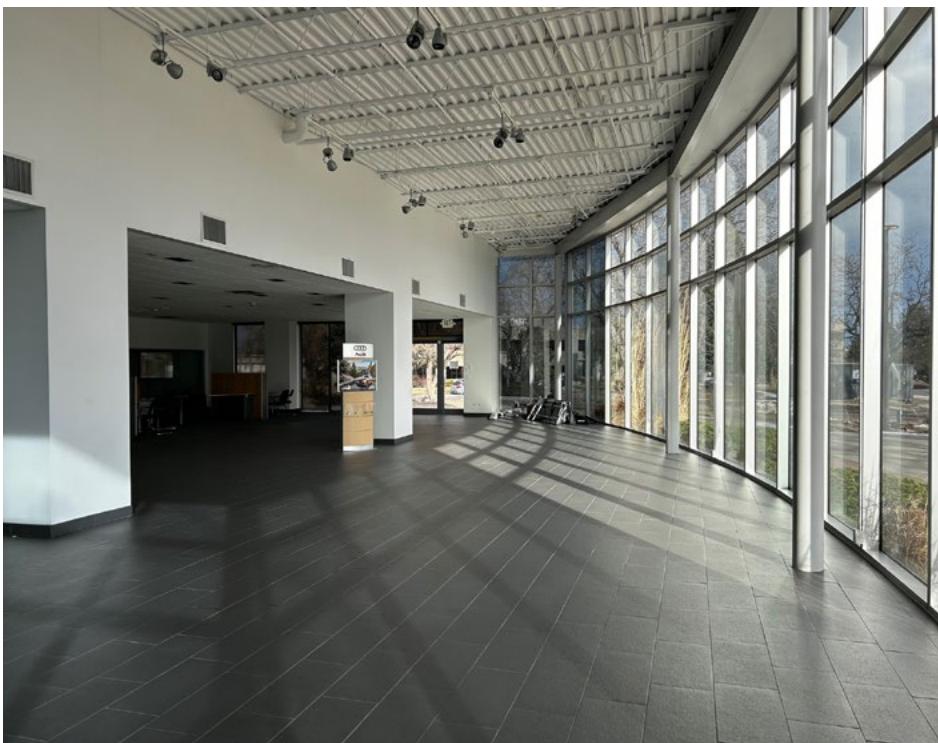
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Nine (9) Rotary lifts included, each with 10,000 lb. capacity



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**AVISON
YOUNG**

Ideal Owner/User Property with Outdoor Yard

1799 Exposition Drive
Boulder, CO 80301



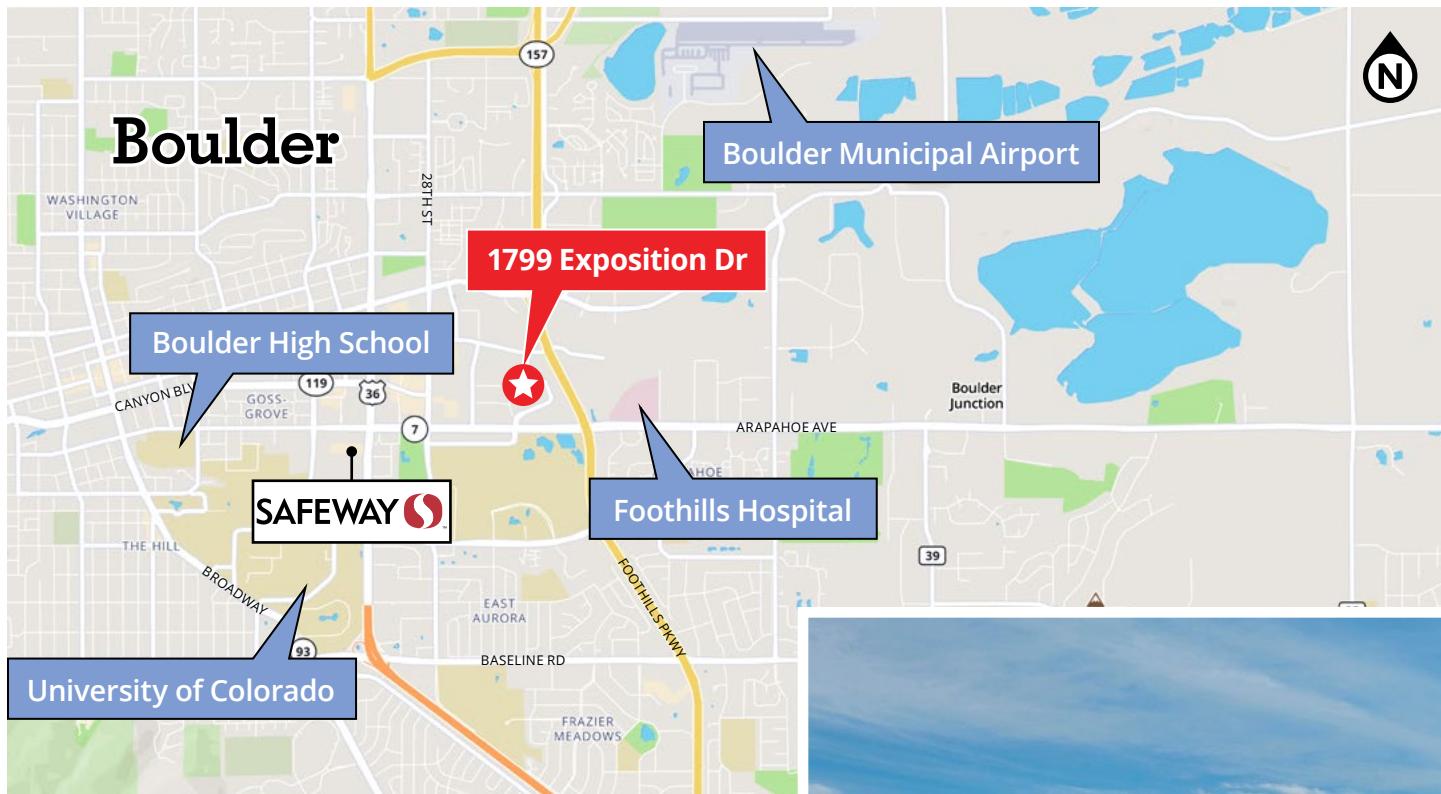
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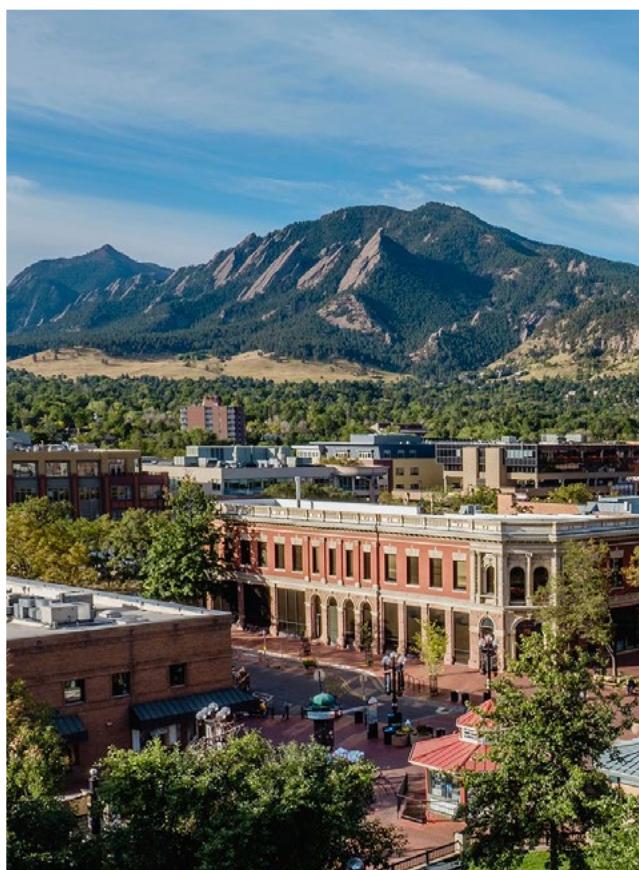
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Close to highways & daily conveniences

- 1799 Exposition Drive provides excellent connectivity with convenient access to Interstate 7, Interstate 157, and Interstate 36
- The property is strategically located just 10 minutes from Downtown Boulder, 26 minutes from Longmont, and approximately 40 minutes from both Denver and the Denver International Airport
- The surrounding area features an array of amenities, including the Boulder Creek Path, expansive open spaces, and a diverse selection of restaurants, retail, and hospitality options



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