

5649 Arapahoe Avenue
Boulder, Colorado 80303

Sales Price \$2,800,000

13,104 sq/ft

Two Free Standing Buildings

[Click here to view property video](#)

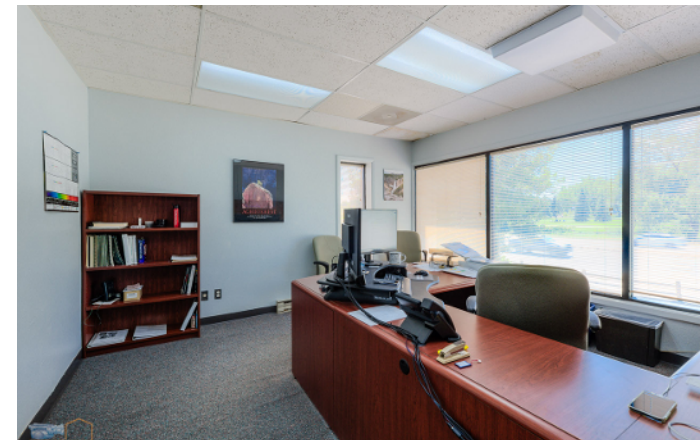


Details

[Click to view property video](#)

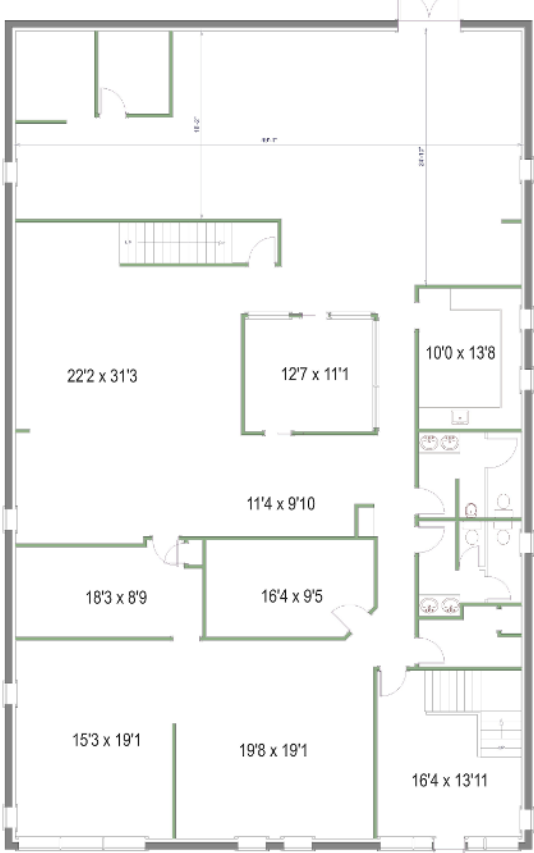
Two Free Standing Buildings

Zoning	Industrial - General - uses include light industrial, research and manufacturing. Residential uses and other complimentary uses may be allowed.
Building Square Feet	13,104
Lot Square Feet	70,753 - 1.6 Acres
Levels	Two Stories
Year Built	1978
Taxes	\$50,597 2023
Water	City of Boulder
Electric	Xcel Energy
Power	3 phase 400 Amp of 120/240 Vac 1 phase 200 Amp of 120/240 Vac
Parking	Large lot
Building one	Two story, closed door offices, conference rooms, kitchen.
Building Two	One story open concept, currently occupied by two tenants: a machinist shop and glass installer. 8'x14' roll up door.
Location	Excellent visibility on Arapahoe. Large lot with grassy area and picnic table in the back of the property. Lots of parking!



Floor Plans

5649 Arapahoe Avenue
Boulder, Colorado
Main Level - 4145 square feet +/-



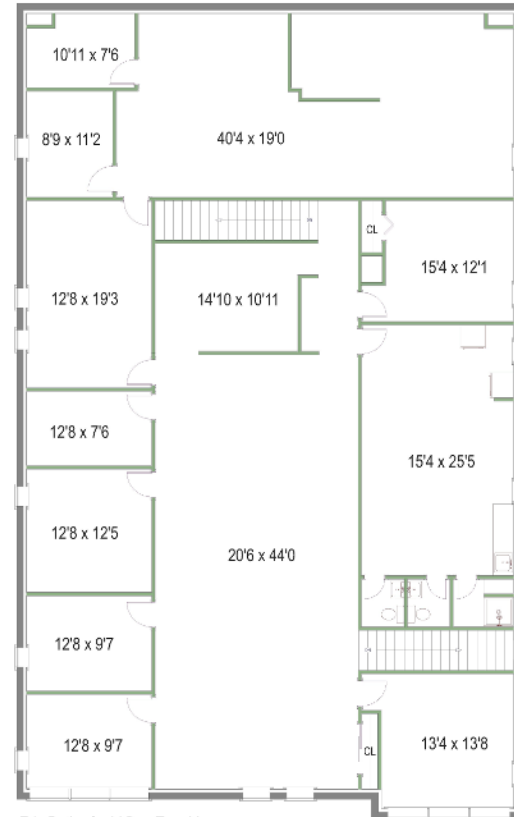
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Measurements are approximate and a responsibility is given for any, omission or inaccuracy. Should the measurements be found to be incorrect, the floor plan is not to be used for any purpose other than a general guide only. Floor plan is not to be used for any purpose other than a general guide only. Floor plan is not to be used for any purpose other than a general guide only. Floor plan is not to be used for any purpose other than a general guide only.

Floor Plans prepared by OnHead Views, (303) 596-3378, info@onheadviews.com

5649 Arapahoe Avenue
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Upper Level - 4177 square feet +/-

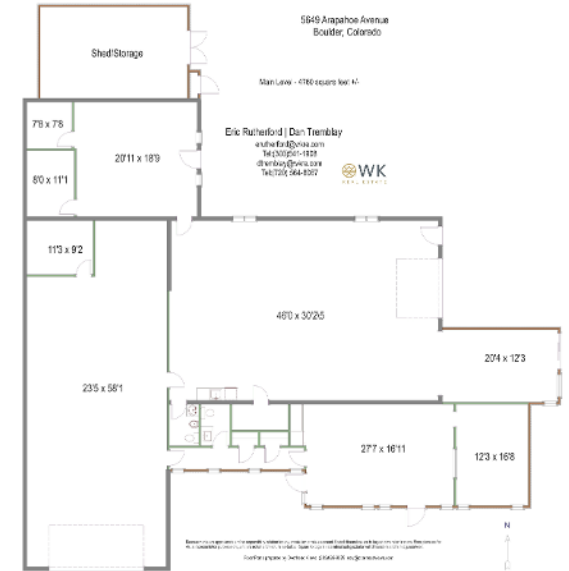


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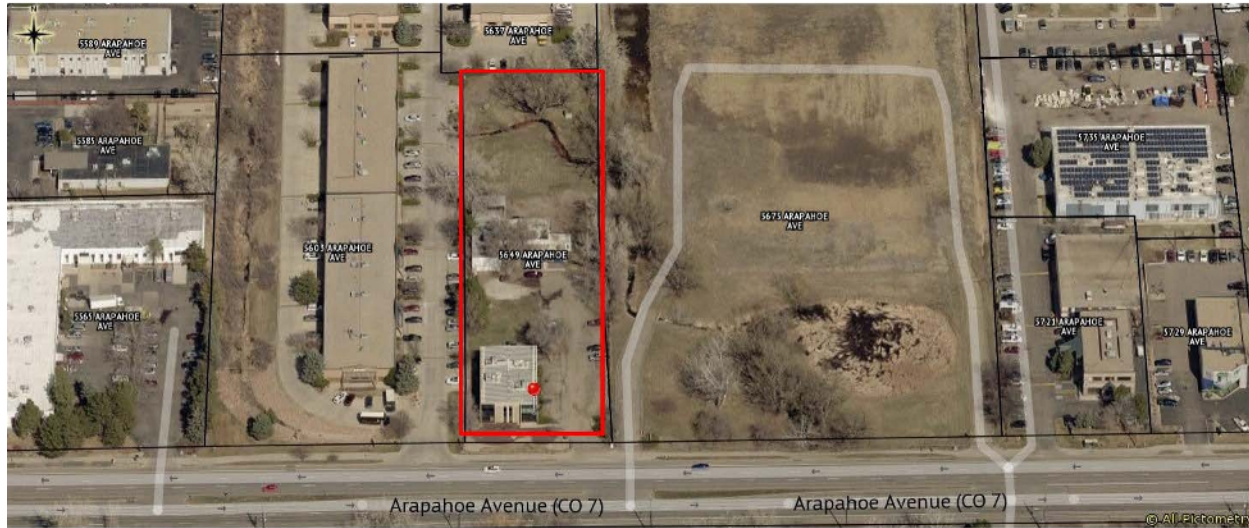
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Aerial

5649 Arapahoe



03/10/2020