

3216 Longhorn Rd
Boulder, CO

4,000sf Building On
3.9 Acres of Land
Available June 2025

Industrial Space Available!

- **3.9 Acres of Land:** Plenty of space for outdoor storage or expansion
- **Three Drive-In Doors:** Easy access for loading and unloading
- **Convenient Location:** Close to major roads and highways
- **Versatile Space:** Ideal for a variety of industrial or storage uses
- **Ample Parking & Yard Space:** Room for trucks, equipment, or fleet vehicles
- **Flexible Layout:** Can accommodate a variety of business needs
- **Secure Property:** Plenty of space for fenced storage or yard use
- **Great Accessibility:** Easy access for large trucks and deliveries
- **Proximity to Boulder & Longmont:** Convenient for regional distribution



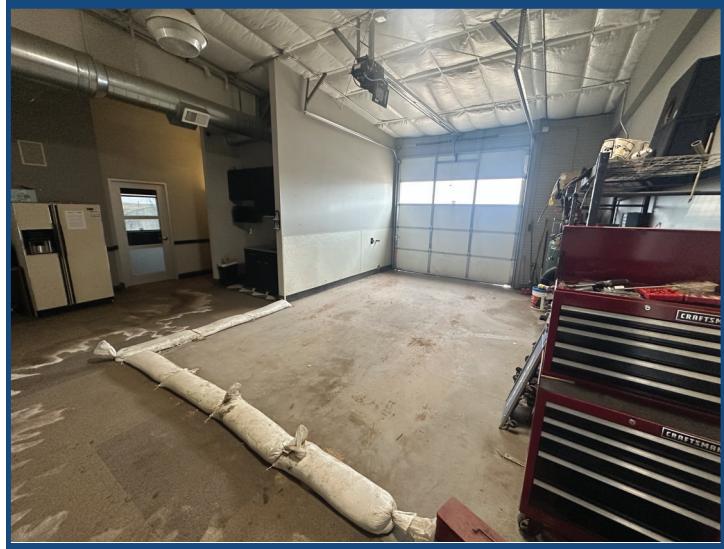
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com



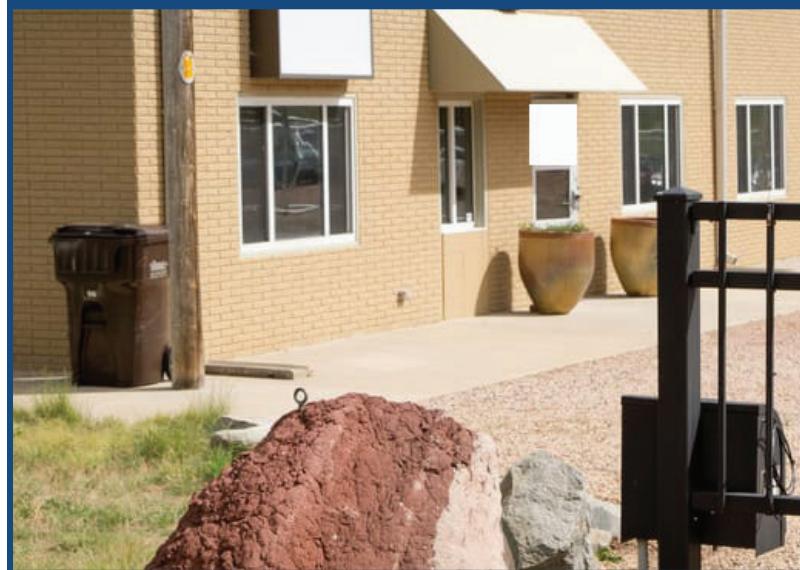


TEBO
PROPERTIES

3216 Longhorn Rd, Boulder, CO



| Unit | Square Feet | Price |
|------|---------------------------------------|----------------------------|
| 3216 | 4,000 Bldg On 3.9 Acres of Land | \$10,000.00/Month + NNN |



TEBO
PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com