

# INDUSTRIAL/FLEX SPACE FOR LEASE

6035 Longbow Dr. Boulder, CO 80301



## PROPERTY HIGHLIGHTS

**Multi-tenant building in Gunbarrel** with easy access to the Diagonal HWY, close to Boulder and Longmont. Grade level overhead door with warehouse in the back and drop ceiling, open floorplan in the front of the space. Local ownership and responsive property management.

- Grade level overhead door 12' high by 10' wide
- Professional and responsive property management
- Opportunity for signage facing the Diagonal Highway
- Western views

<b>Suite 108</b>	2,444 RSF
<b>Timing</b>	Immediately
<b>Lease Rate</b>	\$17.50/RSF NNN
<b>Expenses (Est)</b>	\$7.73/RSF
<b>Parking</b>	On-Site
<b>Zoning</b>	IM - Industrial Manufacturing
<b>Lease Term</b>	Negotiable

\*Broker Owned



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FOR MORE INFORMATION

**Jason Kruse, CCIM**  
Principal/Managing Broker  
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Easy Access



First Floor



Flex Space



20' High Ceilings



No Load Factor



Sprinklers

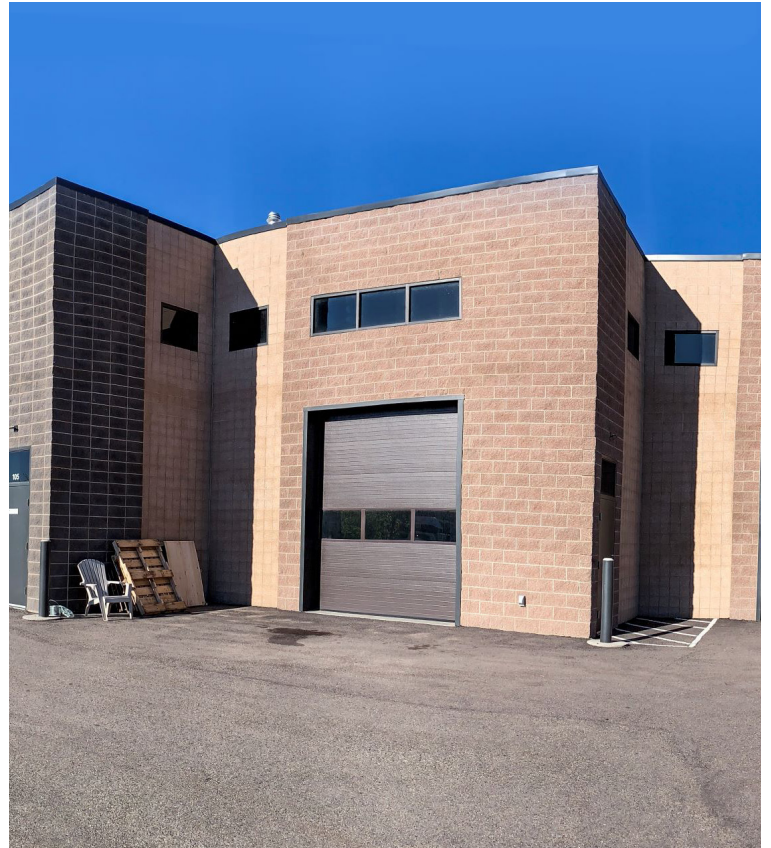


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## PROPERTY PHOTOS



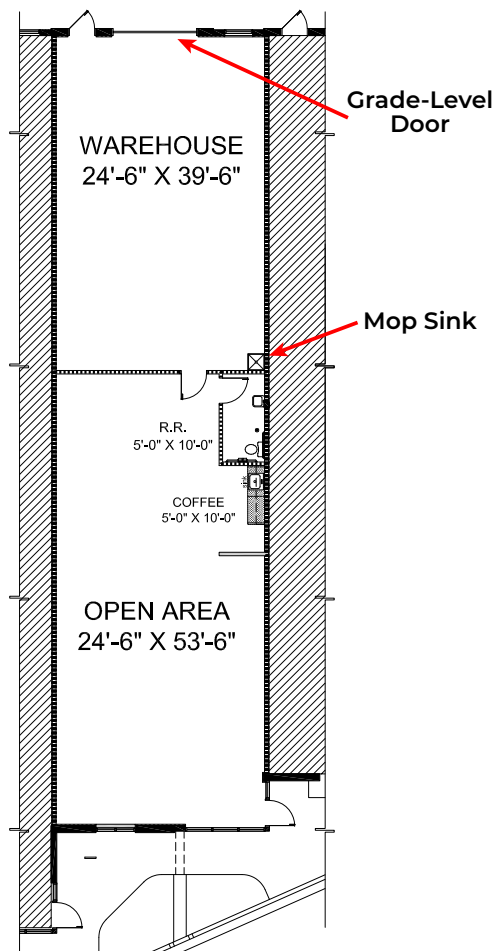
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## PROPERTY LOCATION

