

6055 Longbow

Boulder, CO

22'-26' Clear Warehouse and Industrial

10,000—171,101 SF

Prime Boulder Location:

Ideally located near the intersection of Hwy 119 and Hwy 52, providing excellent access to Downtown Boulder, Longmont, and the Northwest Parkway

High Ceilings:

Up to 26 feet clear ceiling height, suitable for a variety of industrial, warehouse, or flex users

Robust Power Infrastructure:

277/480 volt, 3-phase, 3,000 amps with an on-site diesel-powered backup generator for critical operations

Ample Parking:

380 on-site parking spaces situated on ~9 acres of prime Boulder land

Functional Loading Capabilities:

8 dock-high loading doors in place, with flexibility for additional loading configurations if needed

8 Loading Docks



26' Clear Ceilings!



Expansive Garden



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Contact us for more information:

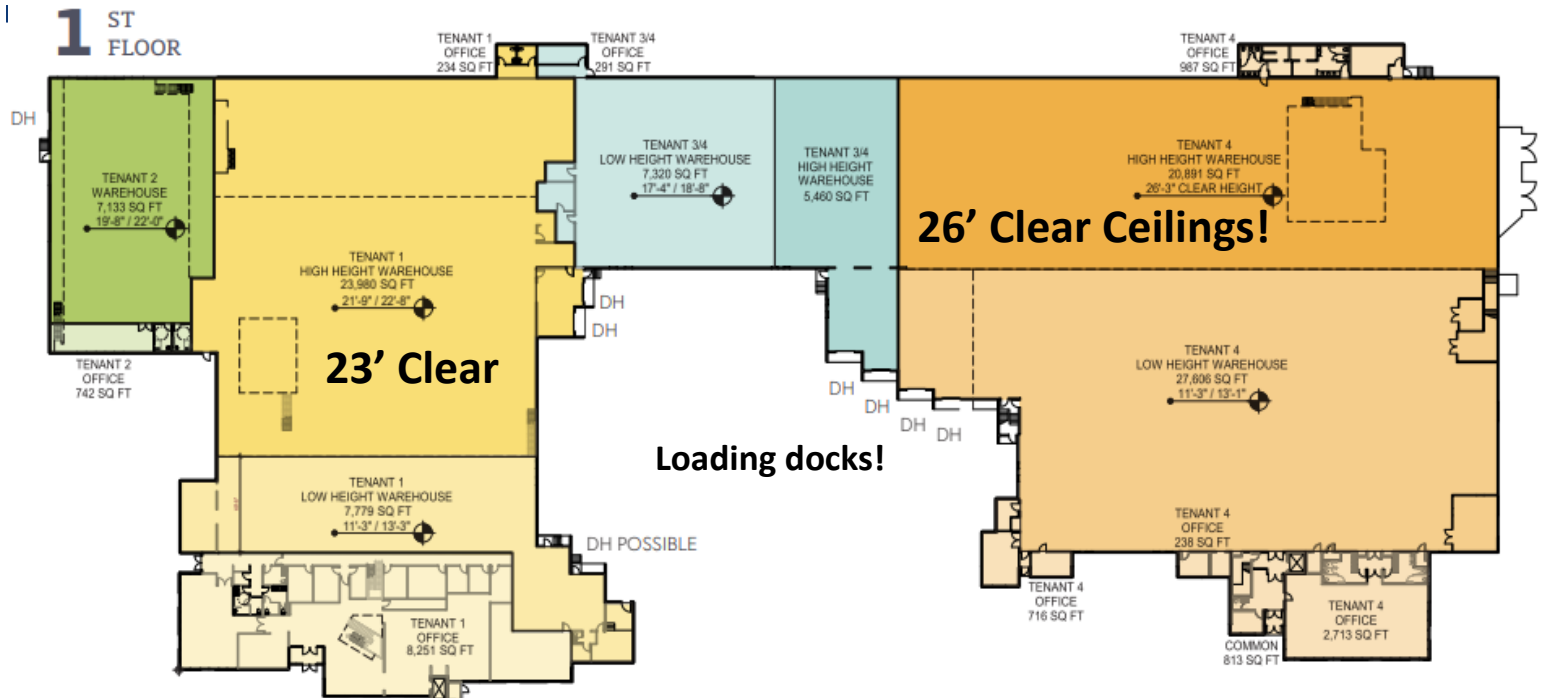
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303-447-8326

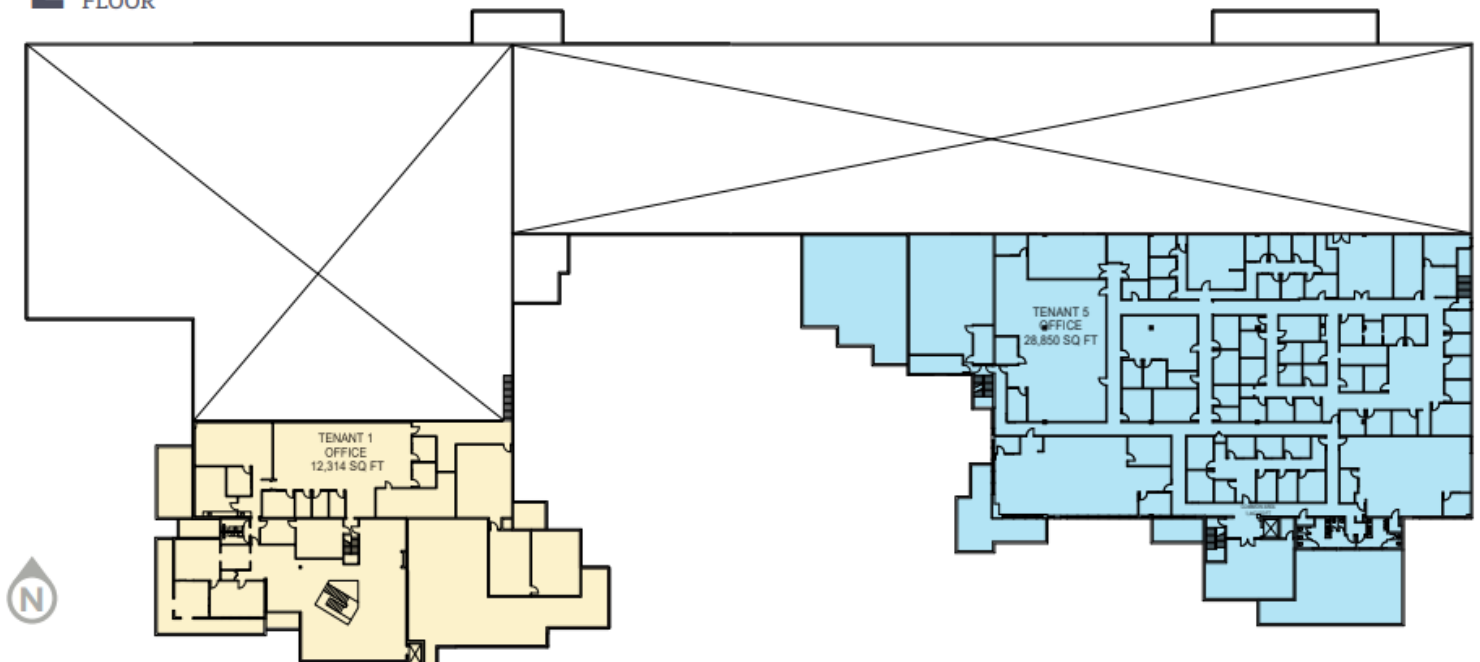
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Flexible Floor Plans! Potential demising options shown below



2ND FLOOR



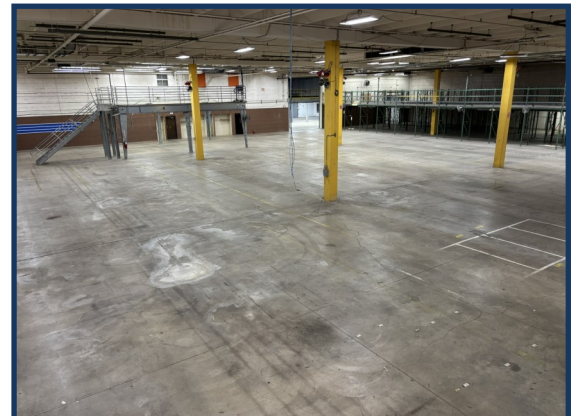
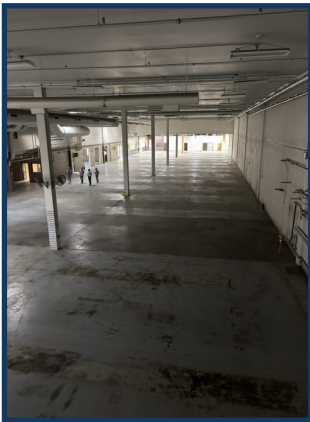
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Flexible Configurations! Potential demising options shown below

Unit	Square Footage	Details	Asking Price
1	59,986	23' Clear Warehouse w/ Two Loading Docks w/ Office	\$11.50/SF NNN
2	14,175	22' Clear Warehouse w/ Mezzanine and Office	\$13.50/SF NNN
3/4	13,071	26' Clear Warehouse w/ Two Loading Docks	\$17.50/SF NNN
4	55,037	26' Clear Warehouse w/ Two Loading Docks	\$13.50/SF NNN
5	28,850	Office	\$8.50/SF NNN

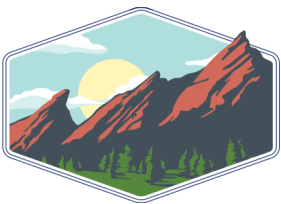
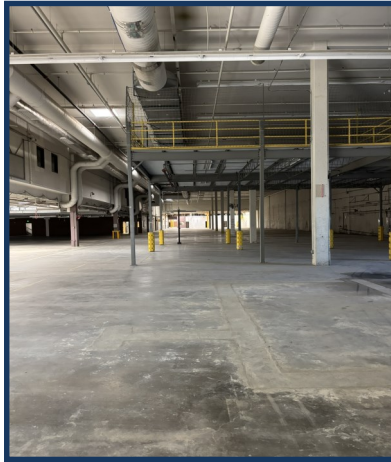
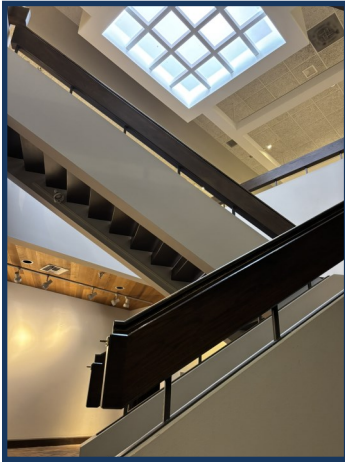
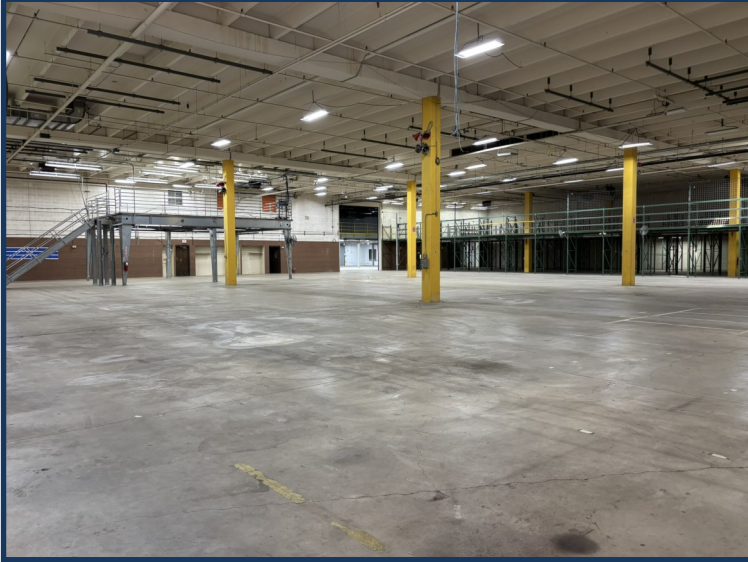


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