

## Industrial Space for Lease in Boulder

**1800 COMMERCE ST | BOULDER, CO  
SUITE D NORTH**

Size: 2,300 SF

Rate: \$23/SF Gross - \$21.50/SF Gross

Available: Now

**RATE REDUCTION!**

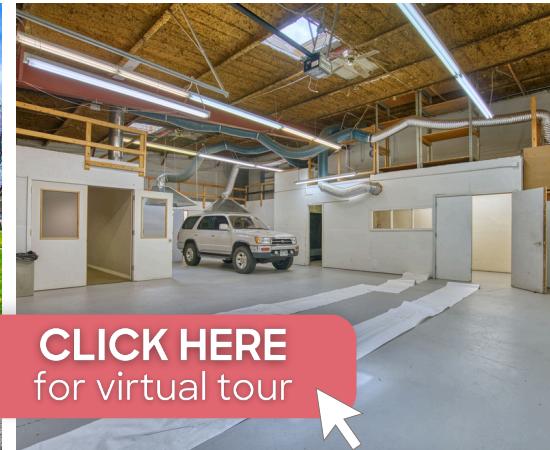


## KEEP CALM AND COMMERCE ON

This isn't just an address—it's a mission. Located on Commerce (yes, really), this industrial space means business.—this Boulder industrial unit pulls no punches. 10' OH door? Check. Ventilation and washout? Yup. Full kitchen and 5 parking spots? Absolutely. Built to move goods, make things, and get the job done without the fluff.

### PROPERTY HIGHLIGHTS

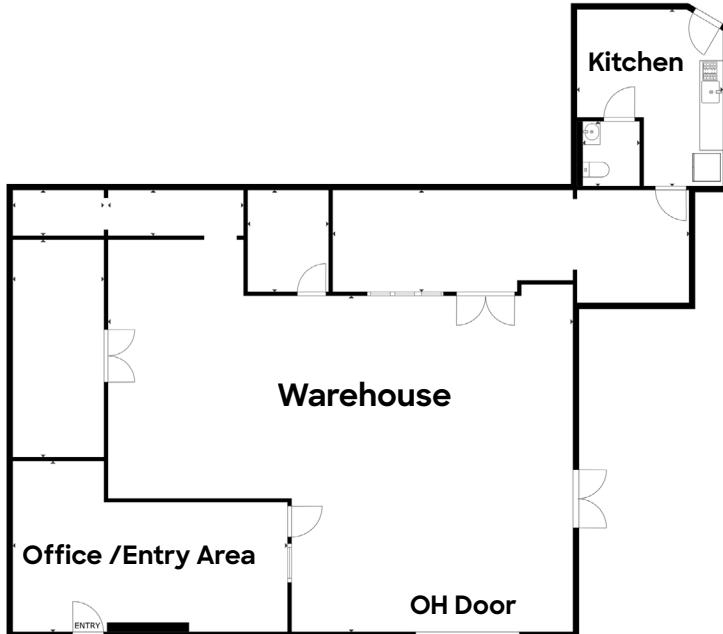
- 10' OH Door
- Phase 3/220 V
- Ventilation System & Washout Sink
- 5 Off-street parking spaces
- Full kitchen
- Mezzanine for storage



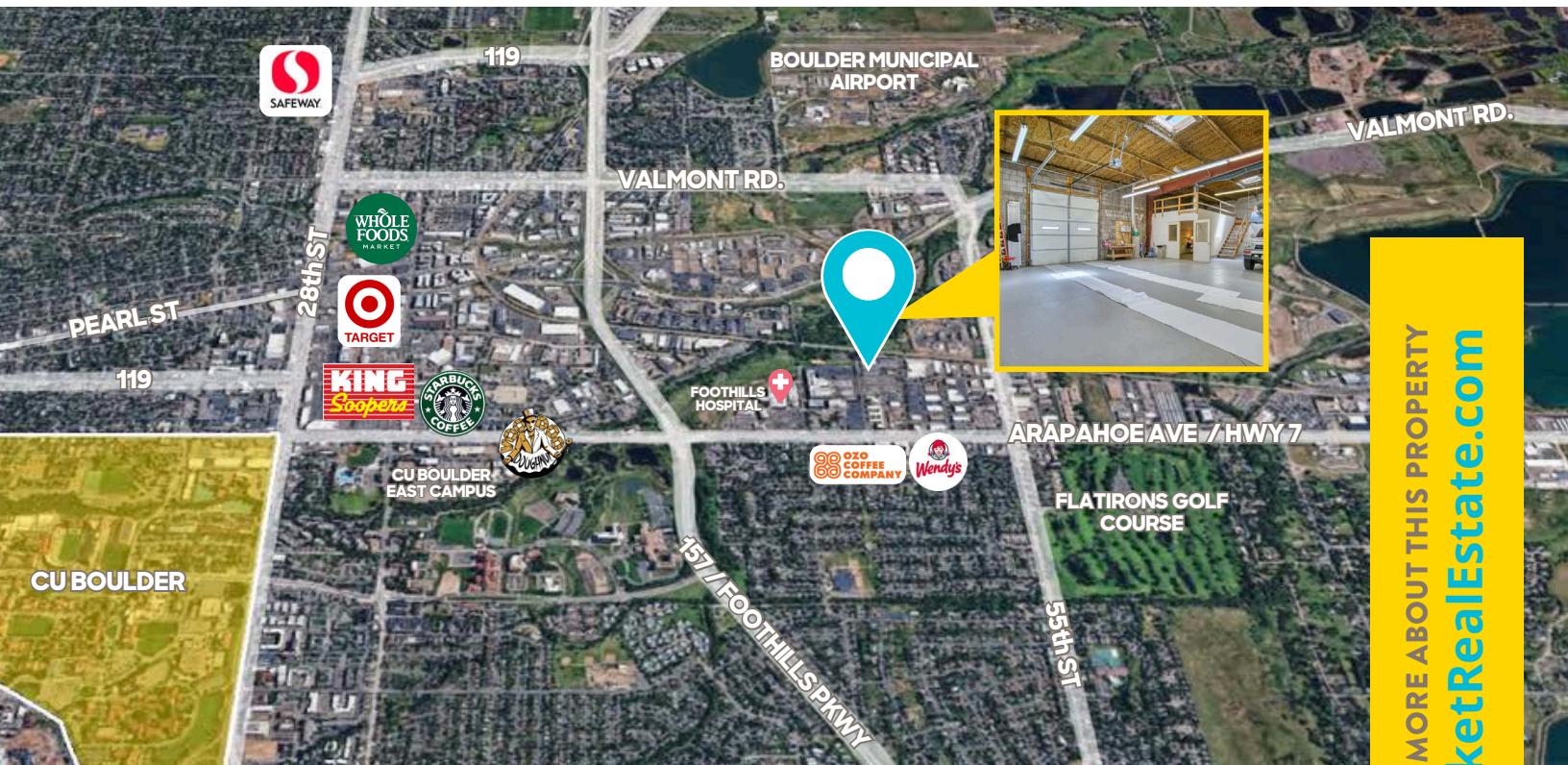
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