



**63RD STREET**

**SPINE ROAD**

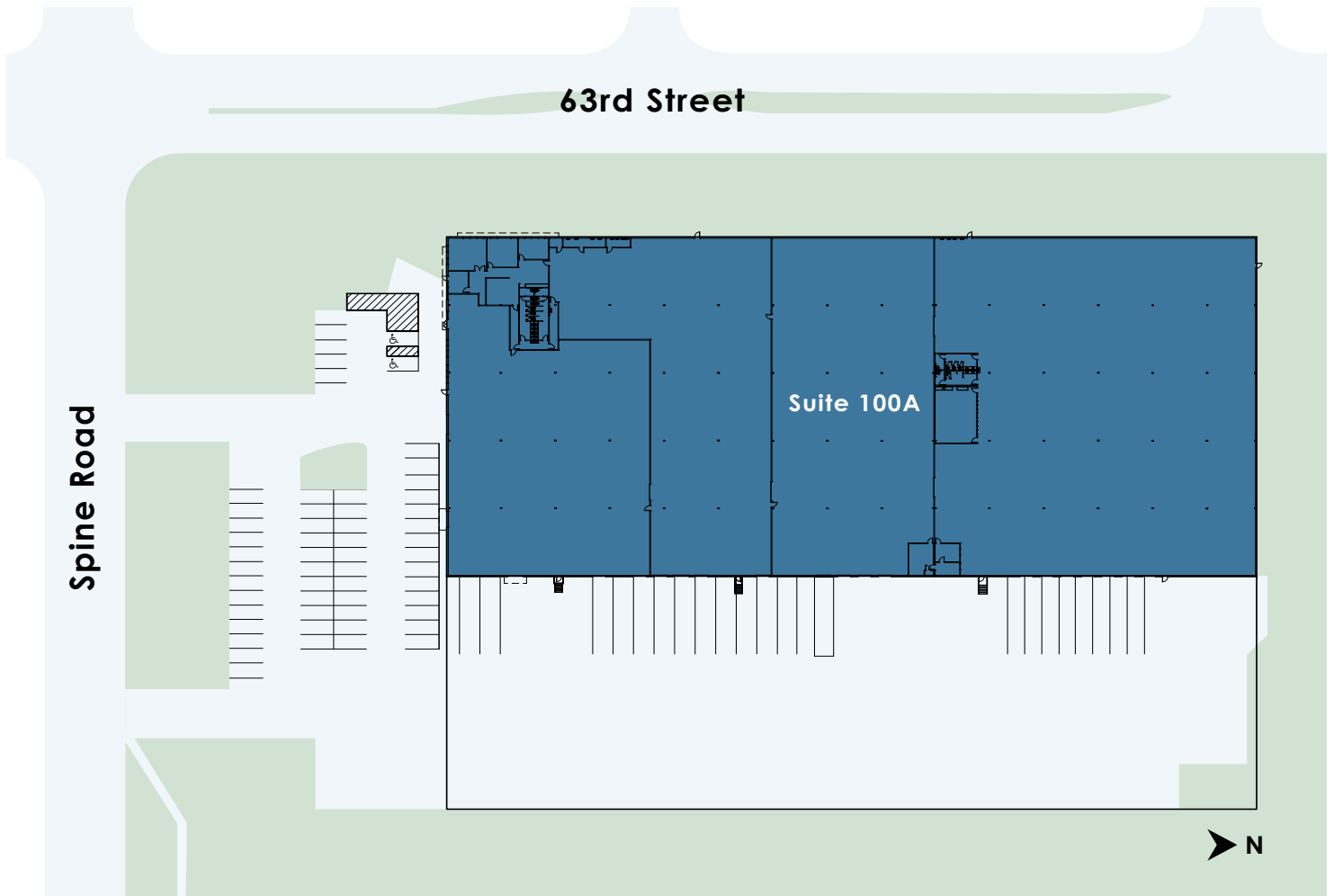
**6325 SPINE ROAD**

**BOUDLER // CO**

**25,000-100,000 SF AVAILABLE**

**MANUFACTURING/R&D/DISTRIBUTION**

# SITE & PROPERTY HIGHLIGHTS



25,000 SF - 100,000 SF Available



20' Clear Height



Nearby numerous retail amenities



Fully fenced loading area



Fiber available



18 Loading Docks  
2 Drive Ins



Boulder Address



2,000 amps 480v 3-phase power

# AREA OVERVIEW



DIAGONAL HWY

LOOKOUT RD

electra

SNARE'S  
KING Scoopers

6325 SPINE ROAD

VEOLIA

Qualcomm

LOCKHEED MARTIN

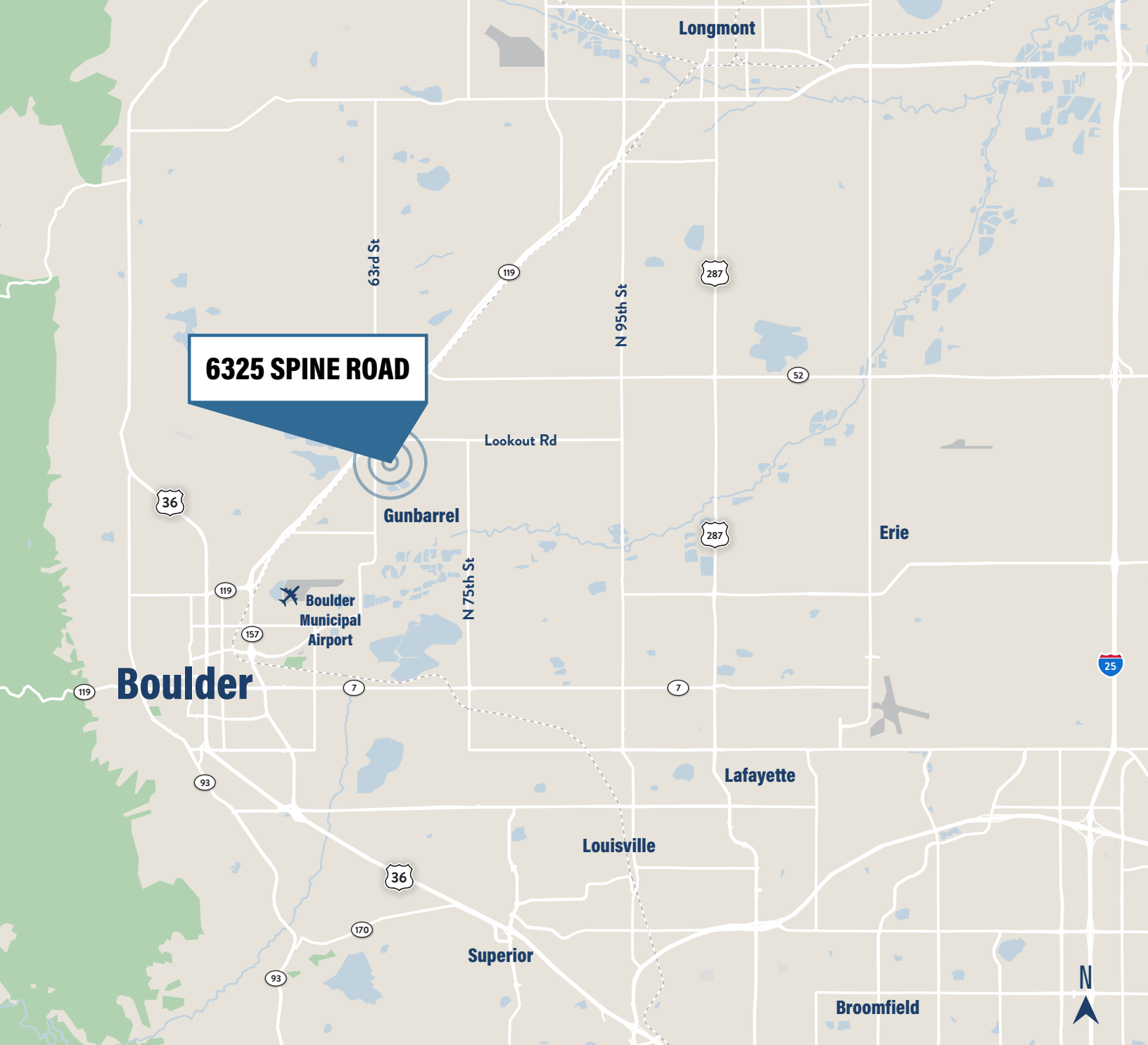
Medtronic

CELESTIAL SEASONINGS

SPINE RD

63RD RD





## For Leasing Information:

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