Colorado Group

INDUSTRIAL
SPACE FOR SUBLEASE

6455 SPINE ROAD
BOULDER, CO 80304

PROPERTY **HIGHLIGHTS**

High bay warehouse with plenty of onsite parking. Two dock doors for easy loading and unloading. Large semi parking area for easy semi access. The space also includes private bathrooms, three private offices and a break area.

- Loading dock
- 25' clear height
- Private restrooms
- On-site parking
- Near bus route
- Near restaurants

Unit 1A	25,457 RSF
Available	30 days notice
Lease Rate	$9.51/RSF NNN
Expenses (Est)	$3.57/RSF
Lease Term	Through 9/30/2024
Zoning	IM

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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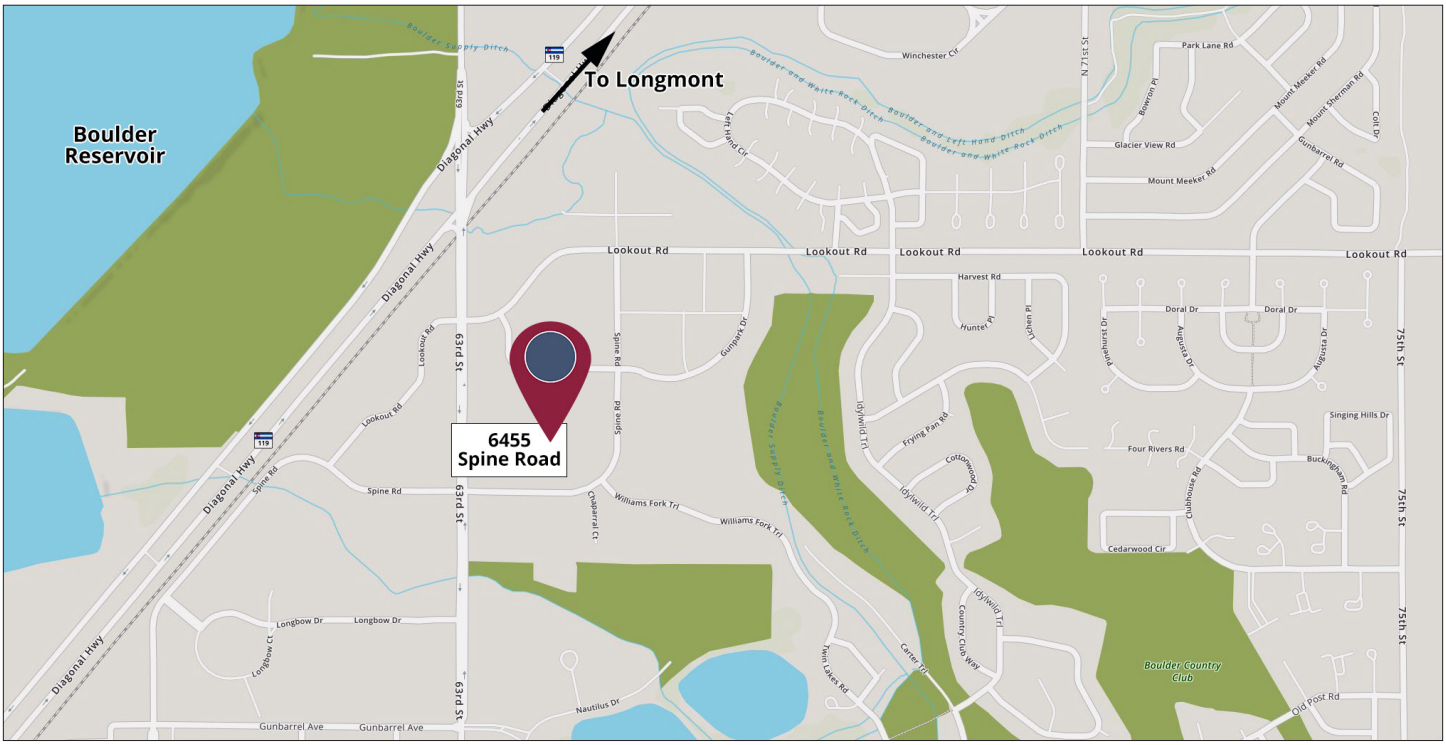
PROPERTY **PHOTOS**

PROPERTY **LOCATION**



* For a complete disclaimer, please see page one of this brochure.