



## 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

<b>Unit 1A</b>	12,729 - 25,457 RSF
<b>Available</b>	30 days notice
<b>Lease Rate</b>	\$10.00/RSF NNN
<b>Expenses (Est)</b>	\$3.57/RSF
<b>Lease Term</b>	Through 9/30/2024
<b>Zoning</b>	IM

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### CONTACT US

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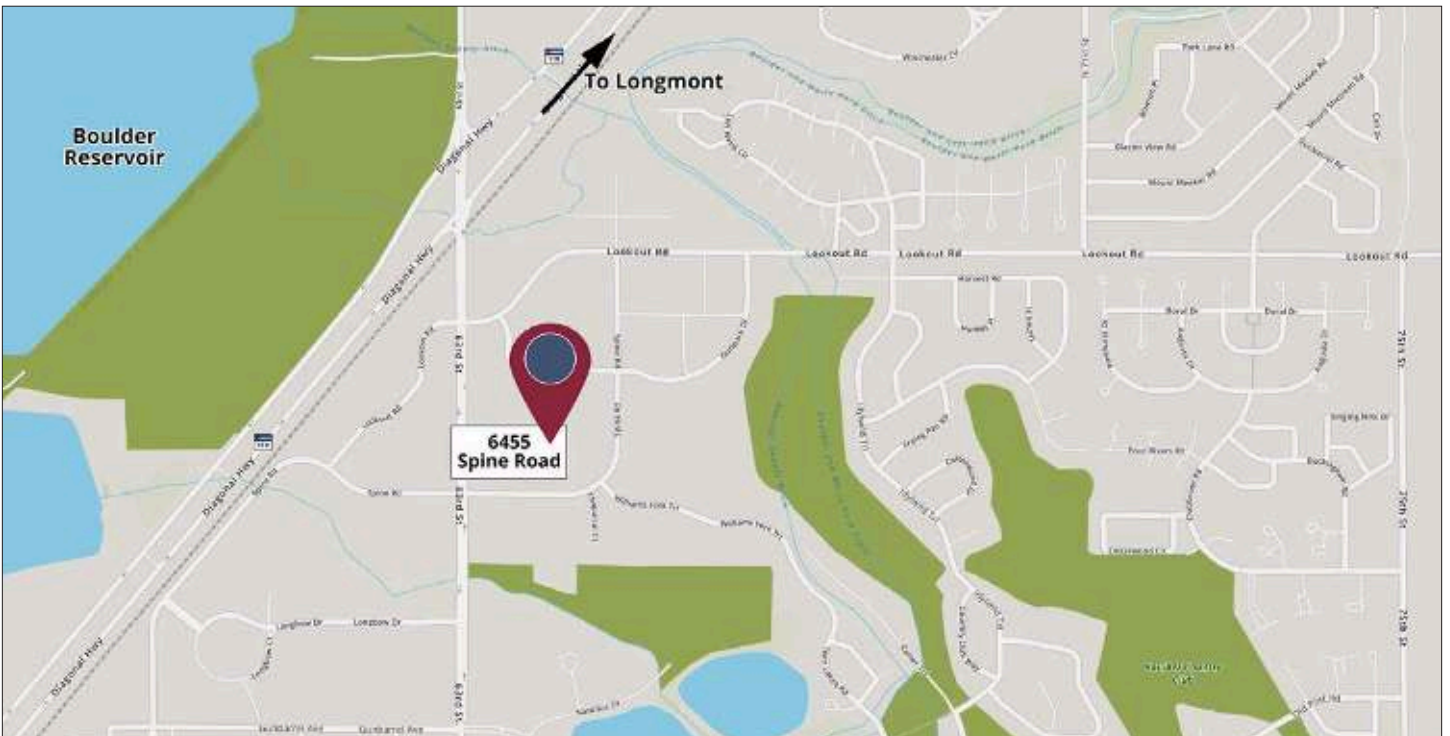
6455 SPINE ROAD, BOULDER, CO 80304

Colorado  
Group

## PROPERTY PHOTOS



## PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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