



INDUSTRIAL/FLEX SPACE FOR LEASE

3550 FRONTIER AVE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Behold! Even the warehouses in Boulder offer natural beauty. And—bonus—this one is clean as a whistle on the inside. With 19,200 RSF this warehouse will give you all the space you, your coworkers, and half of Boulder will need to spread out. The space features a wide open floor plan, an open bullpen office in the front, five dock high doors, high ceilings, and enough onsite parking for all those guests we mentioned earlier. Don't let a warehouse this pretty pass you by - they don't come around like this too often.

- Open warehouse
- 5 dock high doors
- High ceiling
- Heat in warehouse
- Mop sink
- Central Boulder location
- Onsite parking

Size	19,200 RSF
Available	Immediately
Lease Rate	Negotiable
Expenses (Est)	\$5.82/RSF
Ceiling Height	18' - 22'
Zoning	IS-1

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.

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A property of:



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PROPERTY PHOTOS



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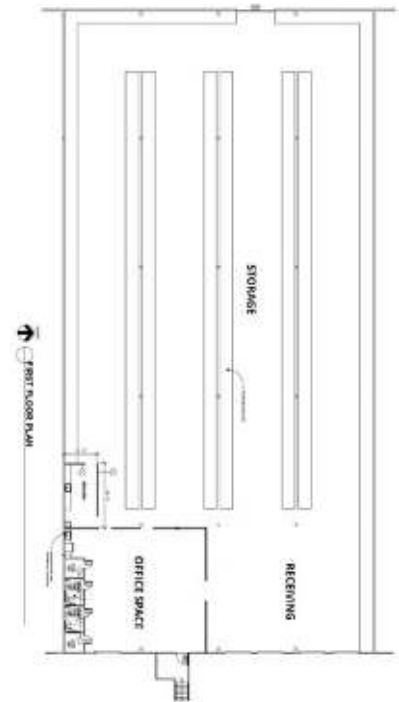
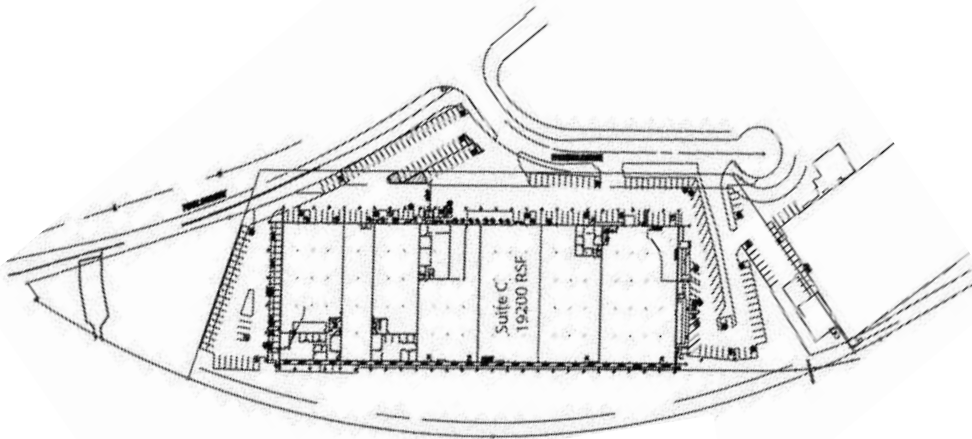
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION

