

SMALL INDUSTRIAL SPACE FOR LEASE

6270 ARAPAHOE AVE
BOULDER, CO 80303

PROPERTY HIGHLIGHTS

Small industrial warehouse and office space available Boulder for lease. Conveniently located on Arapahoe with easy access to Foothills Parkway and Highway 36 corridor 1,715 SF of industrial space, grade level dock door, shop space 32'x33' plus more.

- Grade level loading
- 14' clear height warehouse area
- Built out office
- Near restaurants
- Near bus route

Suite 6	1,715 RSF
Available	Immediately
Lease Rate	\$12.00/RSF NNN
Expenses (Est)	\$4.00/RSF
Parking	On-site
Zoning	IG

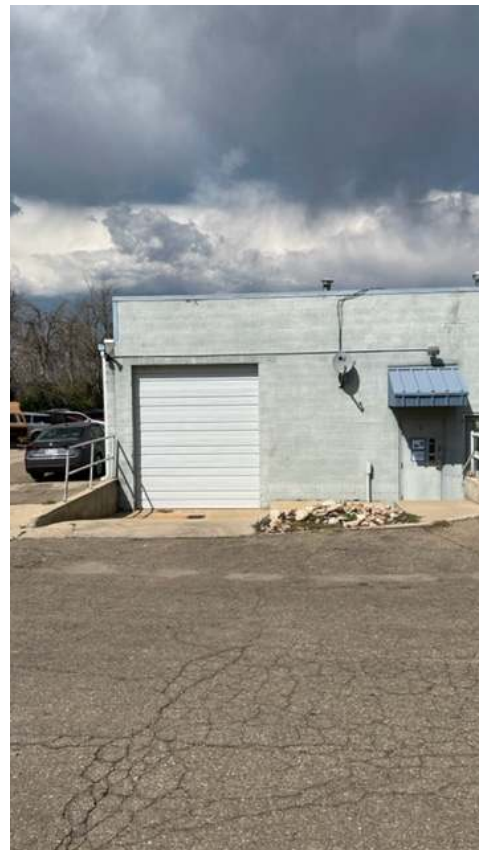
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CONTACT US

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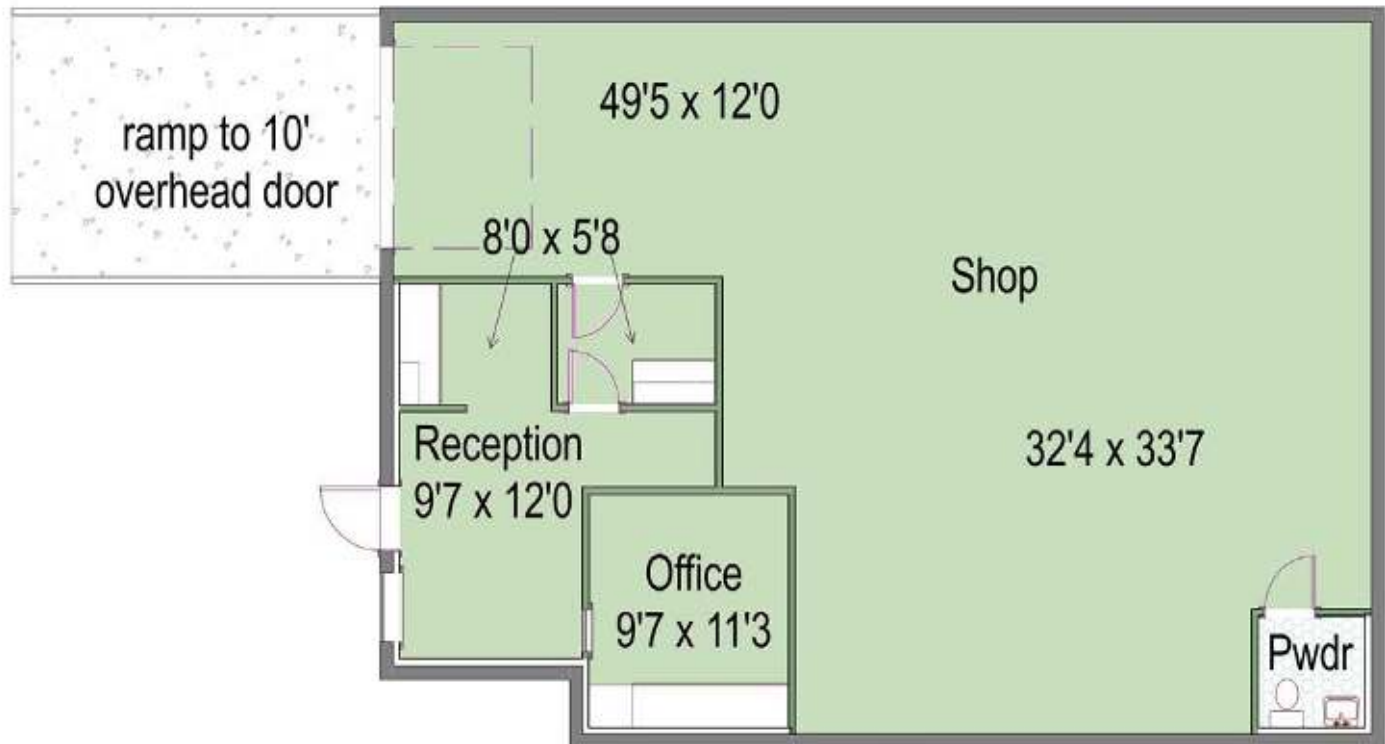
PROPERTY **PHOTOS**



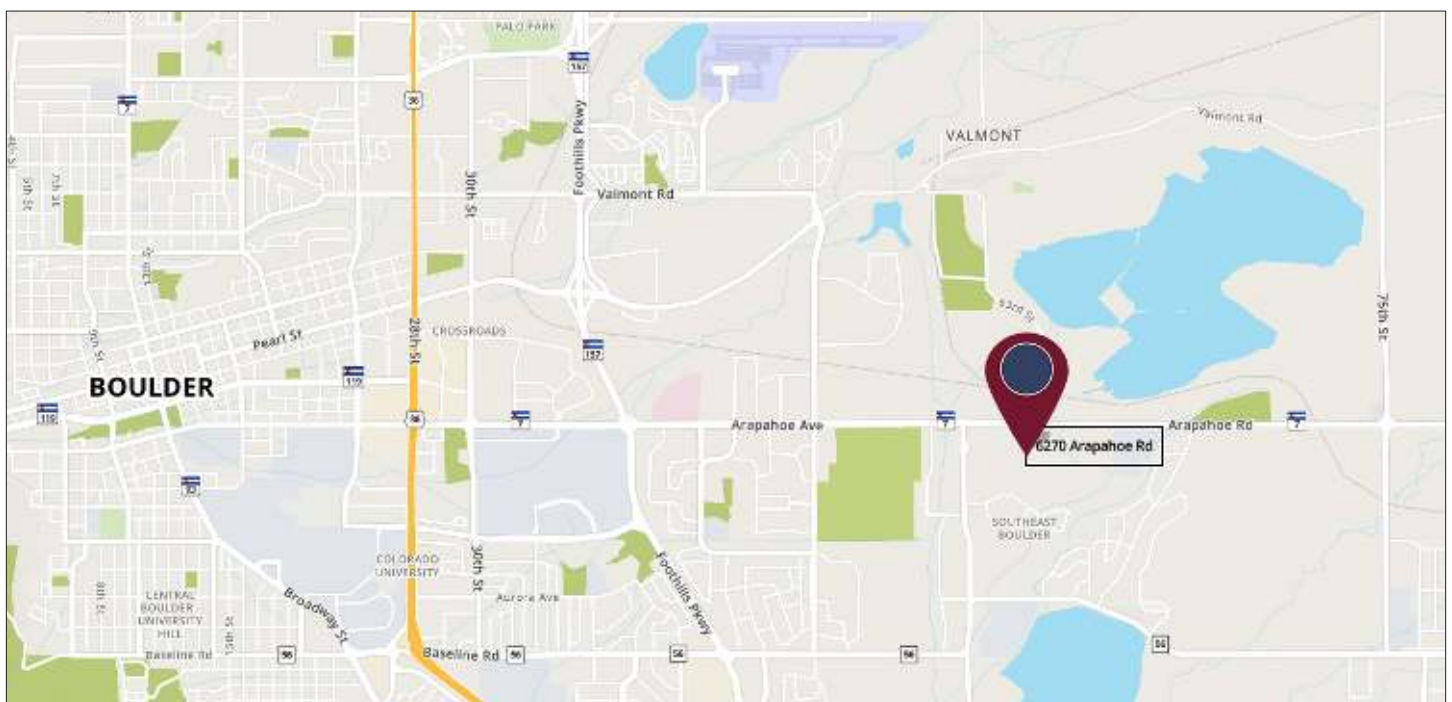
SMALL INDUSTRIAL WAREHOUSE/OFFICE FOR LEASE
6270 ARAPAHOE AVE, SUITE 6, BOULDER, CO 80303

**Colorado
Group**

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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