Colorado Group

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

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. Licensed in the State of Colorado.

CONTACT US

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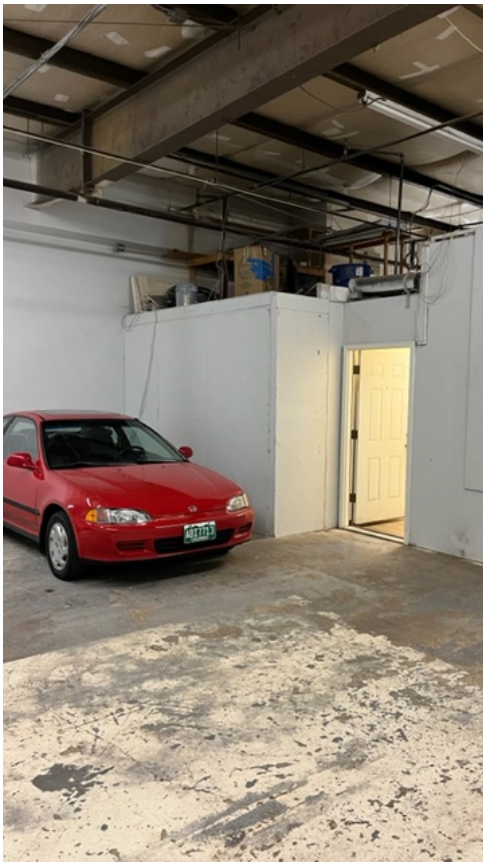
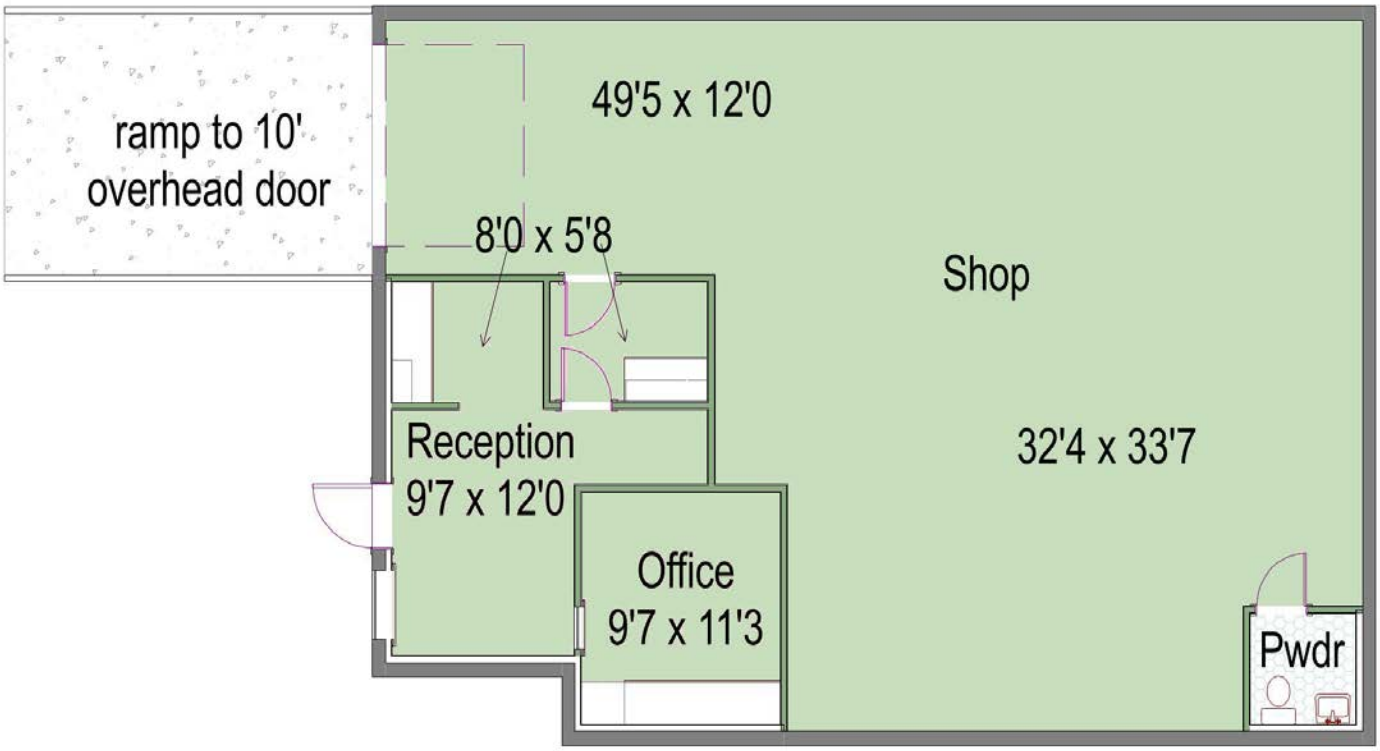
PROPERTY **PHOTOS**

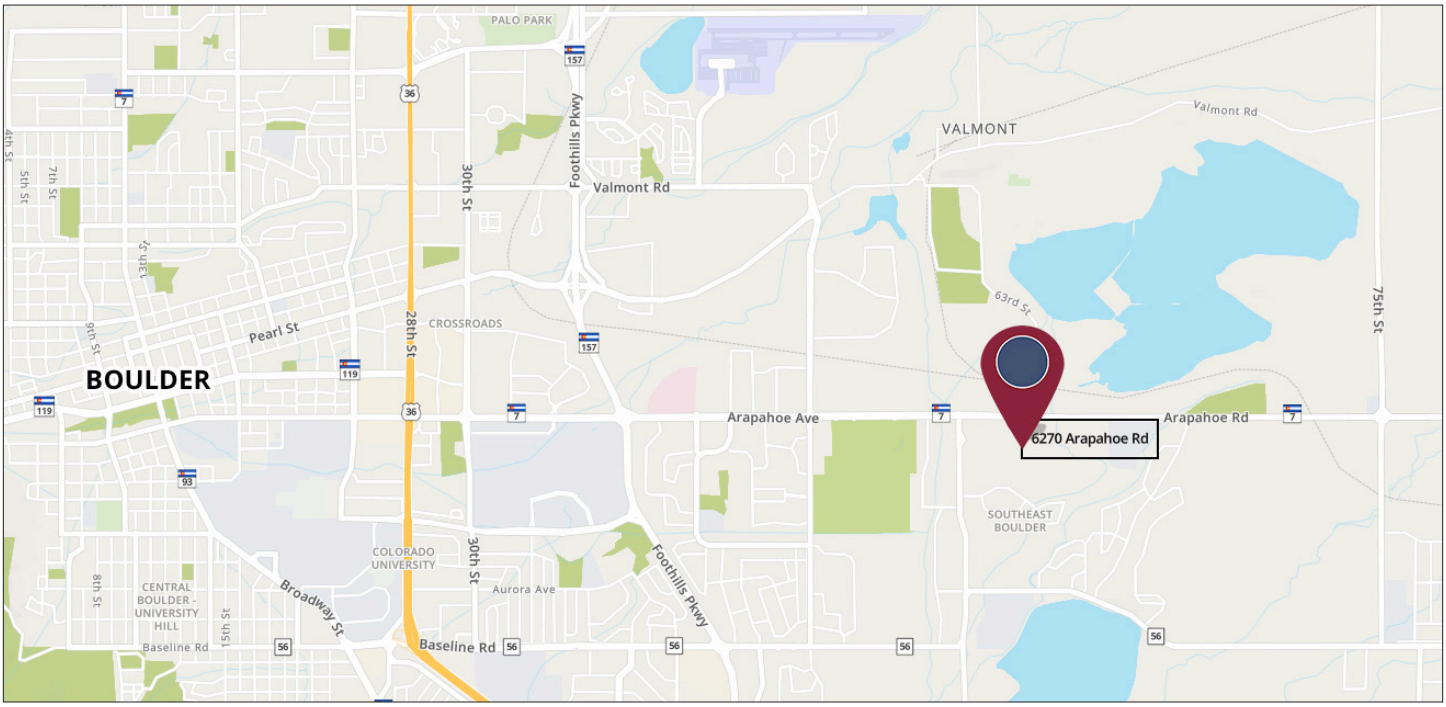


* For a complete disclaimer, please see page one of this brochure.

PROPERTY **FLOOR PLAN**



PROPERTY **LOCATION**



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