



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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FLEX/INDUSTRIAL SPACE FOR LEASE

2480 49TH STREET
BOULDER, COLORADO 80301

Explore the possibilities of this prime flex/industrial space at 2480 49th Street, Boulder, CO. Suite E has a convenient 10'x10' overhead door and open functional industrial space. It stands amidst Boulder's vibrant automotive businesses, making it an ideal location for enterprises in this industry. Nestled along Pearl Parkway, it ensures easy access to major routes like Foothills Parkway, enhancing visibility and accessibility. Discover a strategic space that aligns perfectly with your business needs.

[Call us for more information and to set up a tour.](#)

TERMS

Suite E Size: 1,410 SF

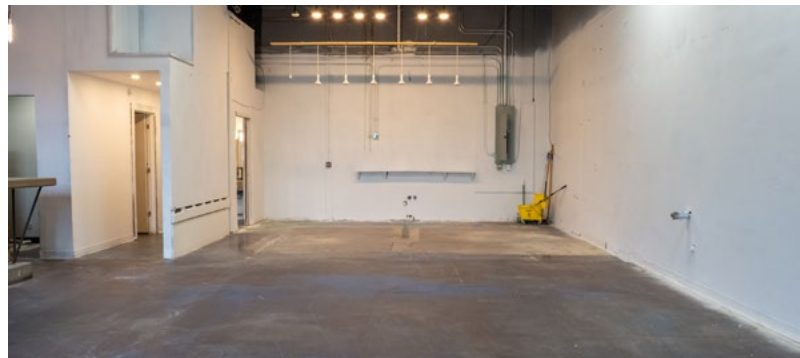
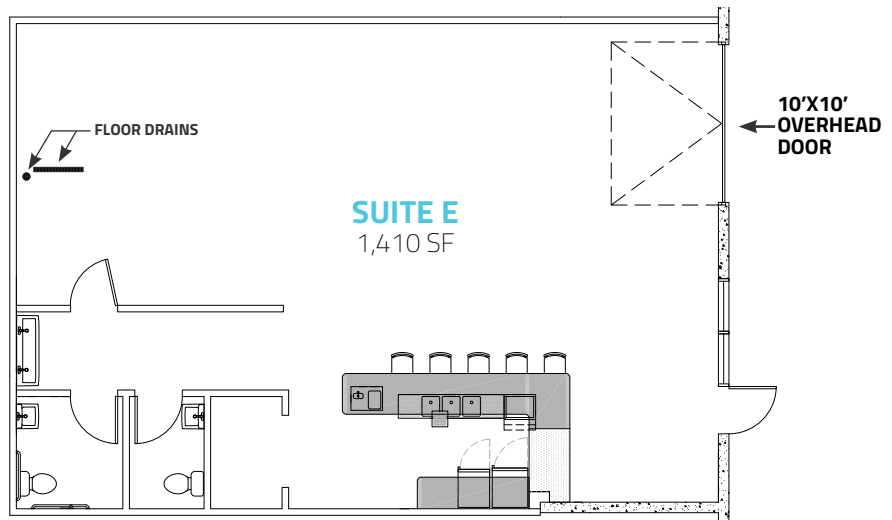
Lease Rate: \$17.00 / SF / NNN

Expenses: \$7.99 / SF

PROPERTY FEATURES

- Prime flex/industrial space at 2480 49th Street, Boulder, CO
- 10'x10' overhead door for convenient access and loading
- Floor drains
- Private restrooms in the suite
- Located in Boulder's automotive business hub
- Convenient access to major routes, including Foothills Parkway
- Ideal for businesses looking for a strategic location with flexible use

FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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