



DEAN CALLAN
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WAREHOUSE SPACE FOR LEASE

**6390 GUNPARK DRIVE
BOULDER, COLORADO 80301**

Warehouse space available for lease in Gunbarrel. The unit offers a large open warehouse with a 17' clear height, a private restroom, and an overhead drive-in door.

Call us for more information and to set up a tour.

TERMS

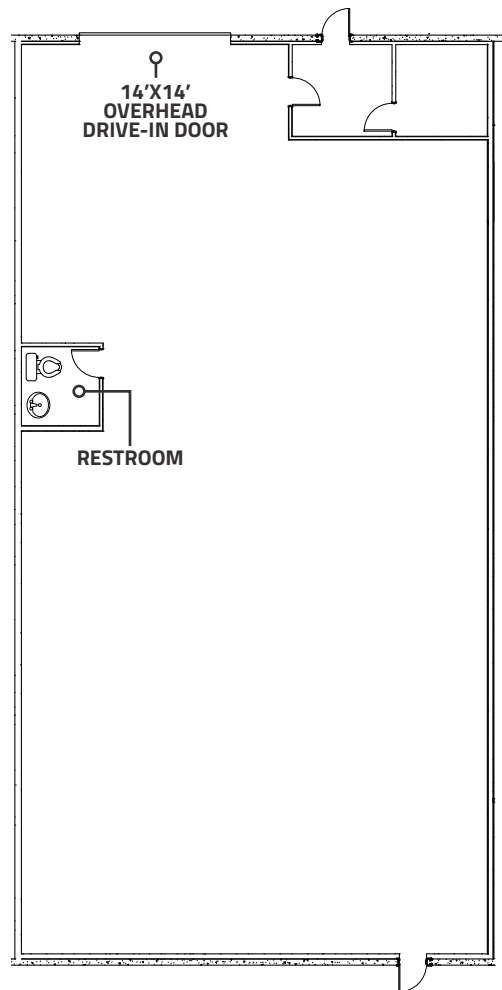
Unit C:	5,000 SF
Lease Rate:	\$12.00 / SF / NNN
Expenses:	\$7.28 / SF (Est. 2024)
Available:	Now

PROPERTY FEATURES

- Warehouse space available for lease
- Unit C features open warehouse with 17' clear height, private restroom and overhead drive-in door
- 100% heated and cooled with multiple rooftop HVAC units
- 3 phase 277/480v transformed down to 600amps 3 phase 120/208v
- Building signage is available
- Close to numerous amenities, including retail, restaurants, breweries, services, & outdoor activities



UNIT C



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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