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**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
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## INDUSTRIAL SPACE FOR LEASE

5311 WESTERN AVENUE  
BOULDER, COLORADO 80301

**Versatile industrial space with a robust 31,058 square feet of space, divisible to ~3,200 square feet.** The space available features several overhead doors, floor drains, and ample power supply, this space is designed for efficiency. It even comes with the prestigious Eagle GMP Food Safety Audit and former Costco GMP Certification, emphasizing its commitment to quality. Enjoy prime Boulder location and proximity to a range of amenities, from cafes to breweries.

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

## TERMS

Space Available:

31,058 SF (Divisible to ~3,200 SF)

Lease Rate:

\$12.50 / SF / NNN

Expenses:

\$6.18 / SF (Est. 2024)

## PROPERTY FEATURES

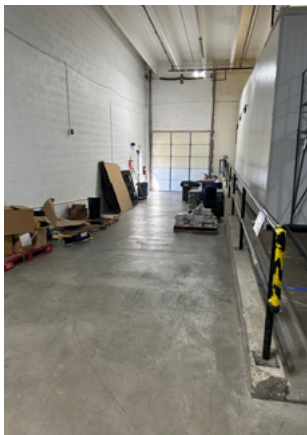
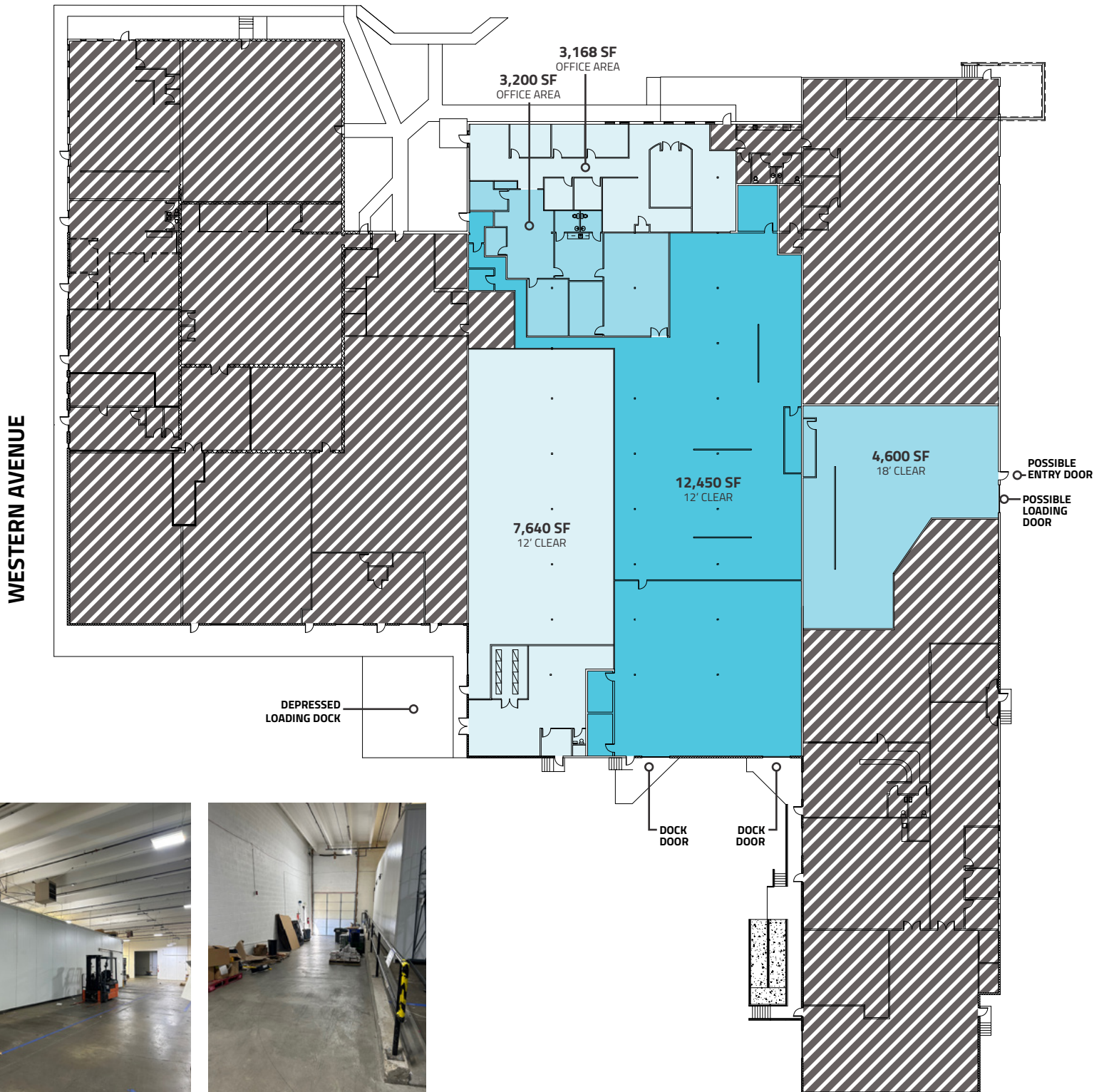
- Versatile Food & Beverage Production Facility with Demising Options
- Holds Current Eagle GMP Food Safety Audit & Former Costco GMP Certification
- Fire Sprinklers Throughout
- Contains Floor Drains & 1600 Amp 480 / 208 Volt / 3 Phase Power
- Offers Building Signage Opportunities
- Prime Boulder Location Near 55th Street and Arapahoe Road
- Enjoy proximity to a range of amenities such as Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery.



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.

## FLOOR PLAN

## RANGE STREET



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