



DEAN CALLAN

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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303.449.1420 | www.deancallan.com

INDUSTRIAL SPACE FOR LEASE

1780 55TH STREET
BOULDER, COLORADO 80301

Exceptional industrial space for lease in the heart of Boulder.

It's a versatile environment for your business needs with two drive-in loading doors, a spacious mezzanine, 18-foot clear warehouse space, and a large manufacturing area. Nearby amenities include Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery. Don't miss the chance to secure this industrial space and elevate your business operations.

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

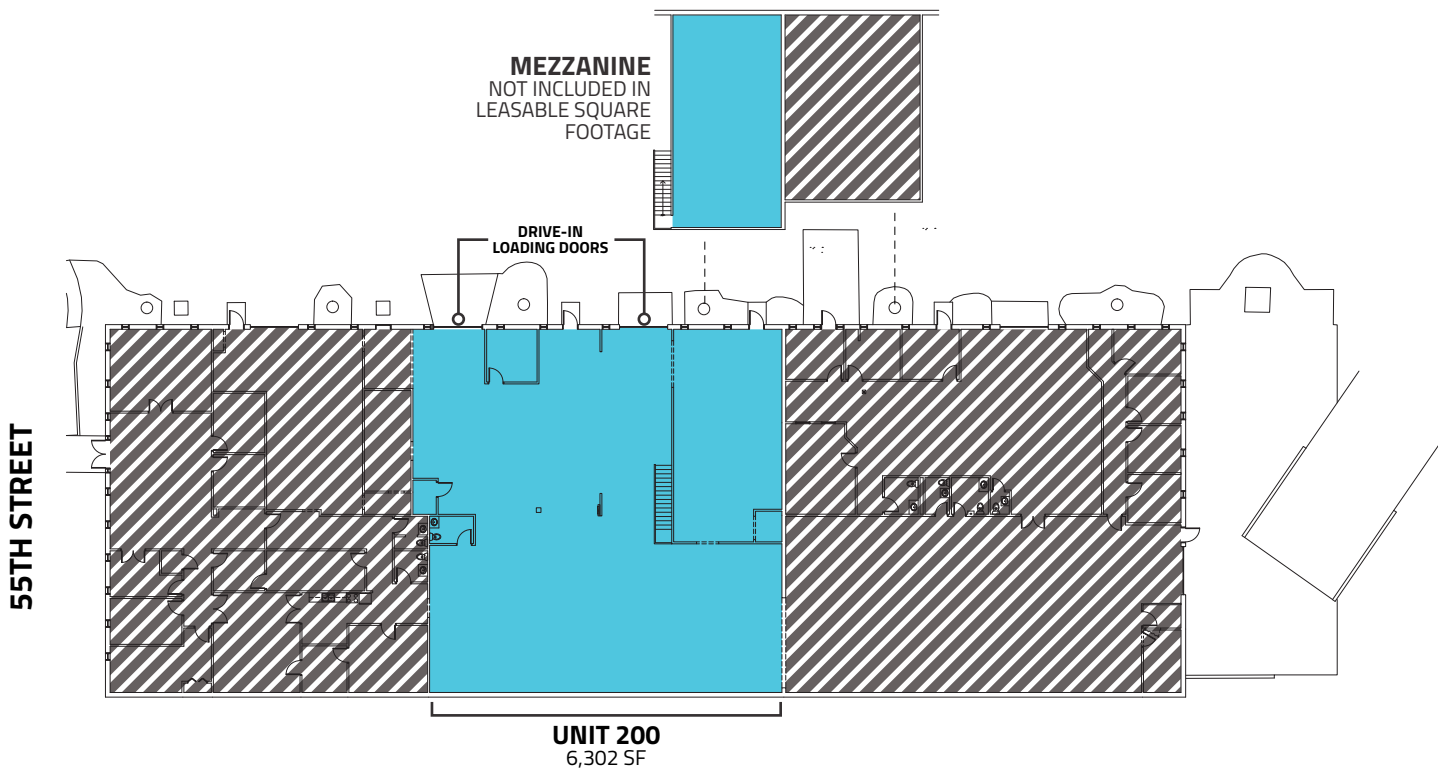
TERMS

Space Available:	6,302 SF
Lease Rate:	\$12.95 / SF / NNN
Expenses:	\$6.70 / SF (Est. 2024)
Warehouse Clear Height:	18'
Power:	400 Amps / 3-Phase (TBV)
Zoning:	IG (Industrial - General)

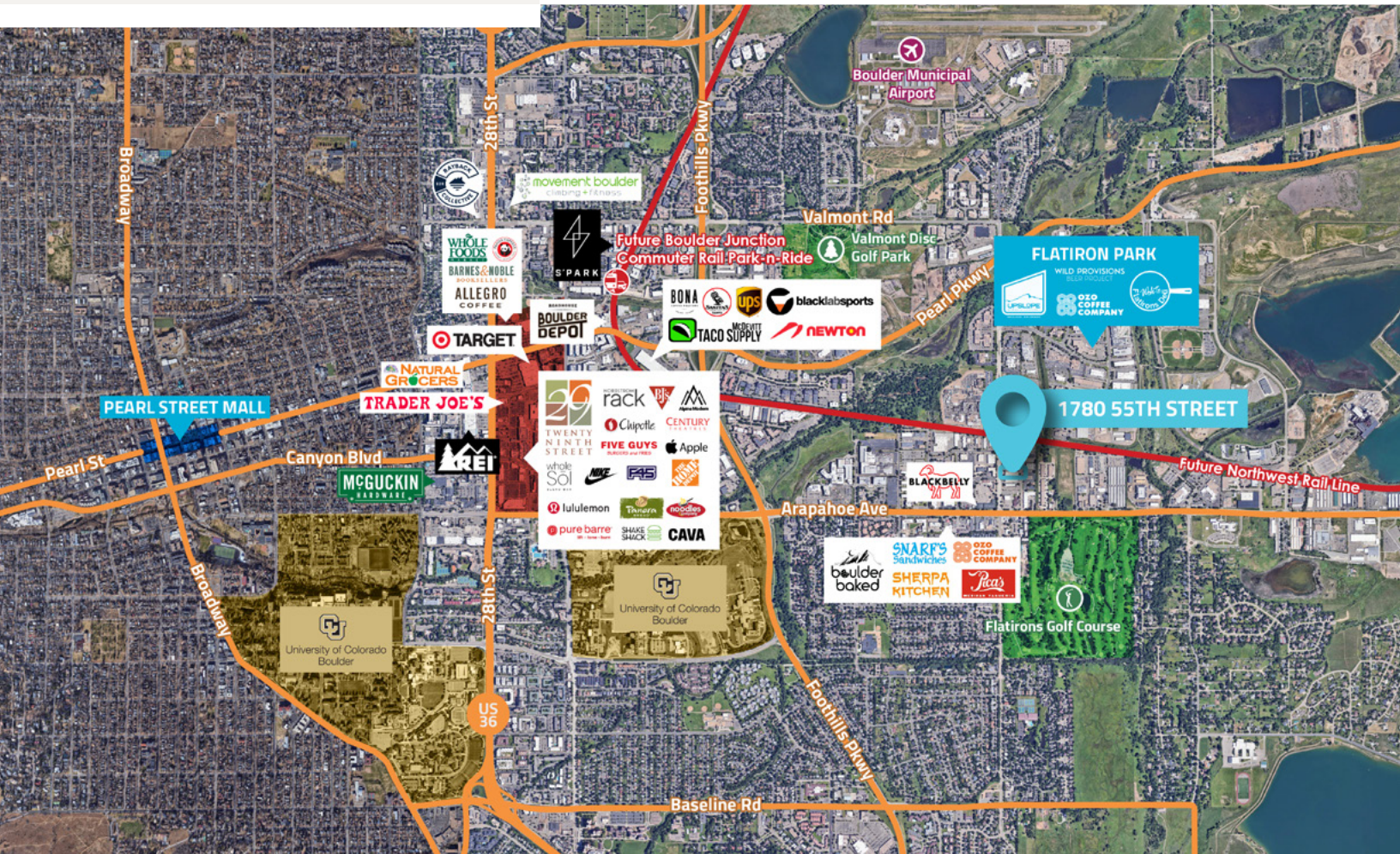
PROPERTY FEATURES

- Industrial Space for Lease
- Two Drive-In Loading Doors
- Large Mezzanine (Not included in leasable square footage)
- 18-Foot Clear Warehouse Space
- Spacious Manufacturing Area
- Prime Location on 55th Street and Arapahoe
- Close Proximity to Local Amenities: Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery

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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