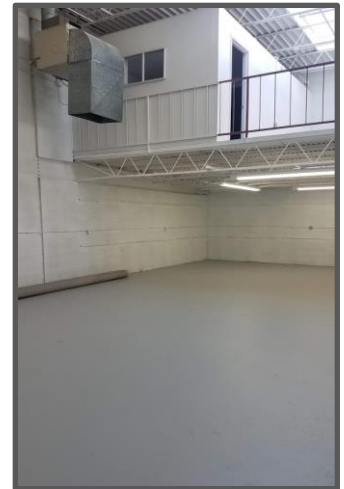
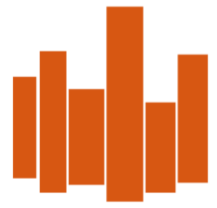


Industrial Flex Unit For Sale or Lease

5763 Arapahoe Road, Unit N
Boulder, CO 80303



Property Facts:

- Suite Size: 2,050 SF
- Sales Price: \$594,500
- Lease Rate: \$2750 per month (modified gross)
- Assoc. Dues: \$150 per unit per month
- Taxes (2018) \$6,214
- Loading: 10X12" drive-in door
- YOC: 1985
- Power: 200 AMP 120/240 V Single Phase "Buyer to verify"
- Clear Height: 22' (Under mezzanine 12')
- County: Boulder
- Zoning: Industrial General

Property Overview:

Arapahoe Commerce Center; Convenient Boulder location. Approximately 200 SF of front office area, warehouse area of approximately 1,305 with another 500 SF of structural mezzanine plus another 200 SF of office in mezzanine area. One restroom, one 10'X12' overhead drive-in door. Gas forced heating and swamp cooling in the warehouse with baseboard heat in the offices. Four reserved surface parking spaces. Updated LED lights throughout with a fresh coat of paint throughout the interior. New vinyl flooring in the restroom.



Exclusively Marketed by Chip McReynolds, 303-974-7600 ext. 102, mcreynolds@vistacommercial.com

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