

### Suite A2

4,075 SF  
\$9/SF Modified Gross

### Suite B1/B2

8,308 SF  
\$9/SF Modified Gross

### Suite C1/C2

7,550 SF  
\$15/SF Modified Gross

# market

REAL ESTATE

Industrial Spaces For  
Lease in Boulder

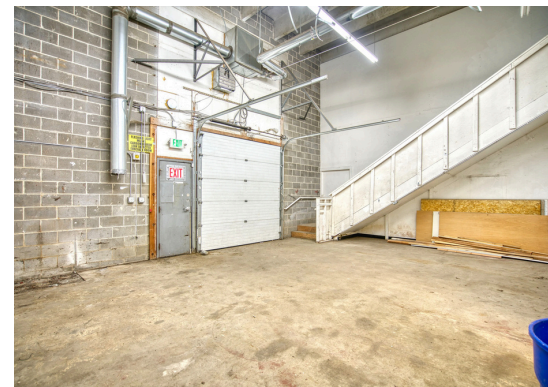
**5735 ARAPAHOE AVE | BOULDER 80303**  
MULTIPLE SUITES AVAILABLE

## CALL IT A COMEBACK

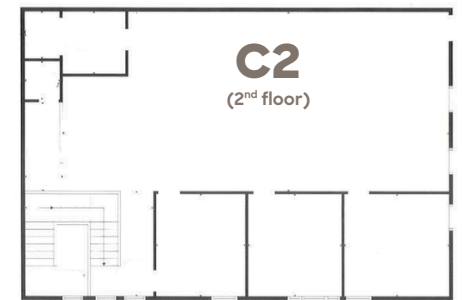
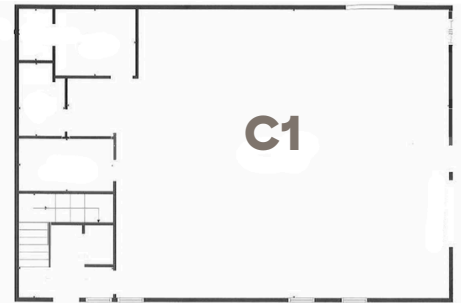
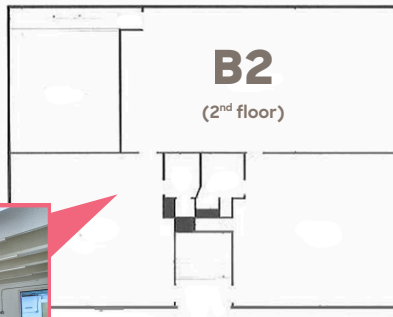
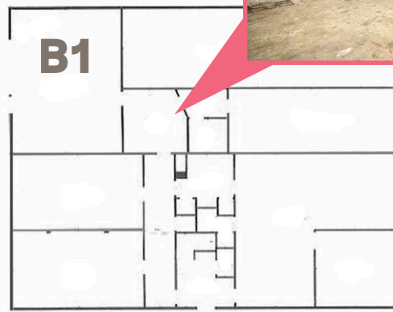
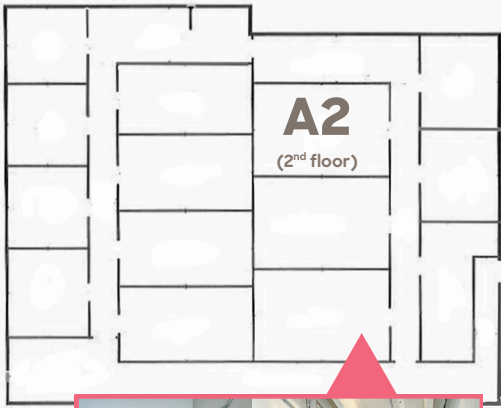
It's a blast from the past with rates that'll make you feel like you've time-traveled! These Boulder industrial spaces are available with retro rates that are aggressive enough to turn your business ideas into reality. With flexible layouts, tons of power, and plenty of room to grow, you'll be living the dream in no time. Don't miss this opportunity to take advantage of Boulder's best industrial rates. Bring all offers!

### PROPERTY DETAILS:

- Best deal on industrial in Boulder
- As-is rate; any TI would be amortized
- Variety of layouts available
- Some units are former cannabis grow, so tons of power and HVAC
- Tenant pays gas, electricity and water.



LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)



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