

7084 and 7088
Winchester Circle
Boulder, CO

85,382 SF
Campus

Industrial Campus For Lease

- **Claim the Whole Campus:** Full 85,000+ SF with 18' clear warehouse, loading docks, manufacturing space, and executive offices with stunning mountain views.
- **Built for What You Do:** Ideal for R&D, manufacturing, and distribution—all in one efficient, flexible footprint.
- **Robust Infrastructure:** Heavy power and extensive plumbing to support advanced industrial operations.
- **Prime Boulder Access:** Located in Gunbarrel Tech Center with proximity to major talent and logistics corridors adjacent to the new Emerson Innovation Campus
- **Ample Parking:** Easy entry/exit with plentiful parking for employees and visitors
- **Customize Your HQ:** Generous Tenant Improvement Allowance available on 7084 Winchester to shape the space around your business vision.

7084 Winchester Circle



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

INDUSTRIAL CAMPUS FOR LEASE

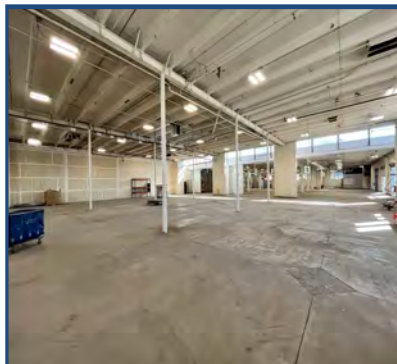


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7084-7088 Winchester Cir, Boulder, CO



Unit	Square Footage	Price
7084 + 7088	85,382	CALL FOR RATE!



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