



UNDER NEW OWNERSHIP AND MANAGEMENT

DEAN CALLAN
& COMPANY INC

INDUSTRIAL/WAREHOUSE
SPACE FOR LEASE | 6390-6420 Gunpark Drive, Boulder, CO 80301

6390
GUNPARK DRIVE
6420

DEAN CALLAN
& COMPANY INC

BEAU GAMBLE
President

303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
Managing Broker

720.464.3950
knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



6390



6420

6390-6420 GUNPARK DRIVE BOULDER,CO 80301

Prime small-bay industrial/warehouse spaces for lease. 6390-6420 Gunpark Drive is strategically located in Boulder’s thriving industrial corridor. Built in 1980 and recently remodeled with modern upgrades. Flexible IG-D zoning, robust power, 17’ clear heights, drive-in overhead doors, and ample parking.

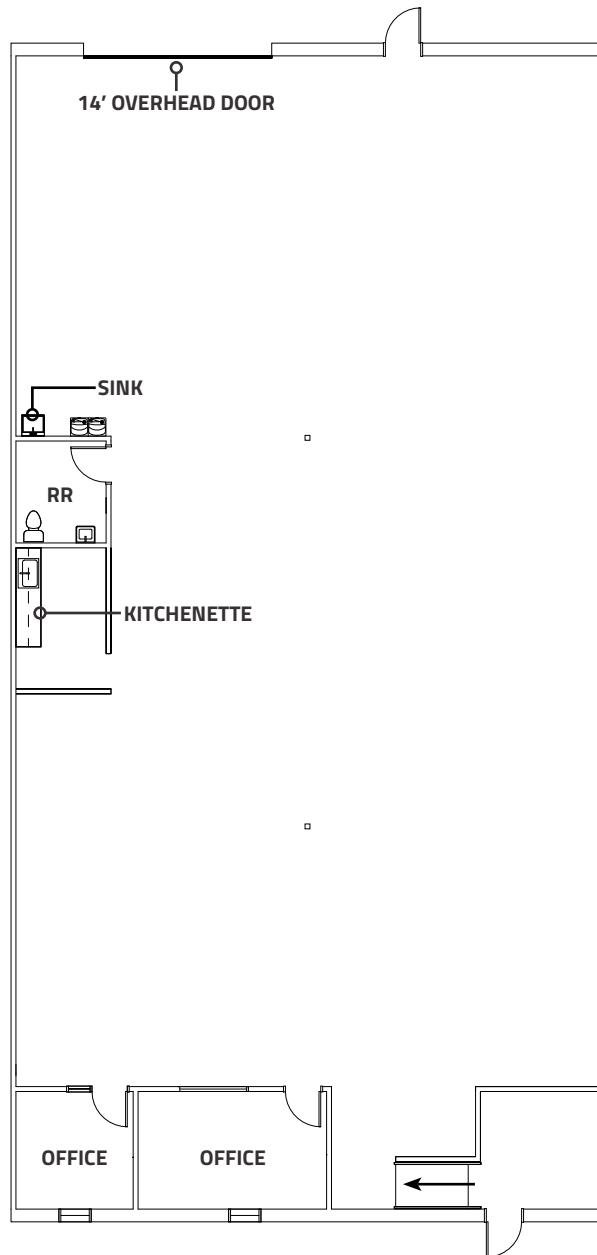


TERMS & KEY FEATURES

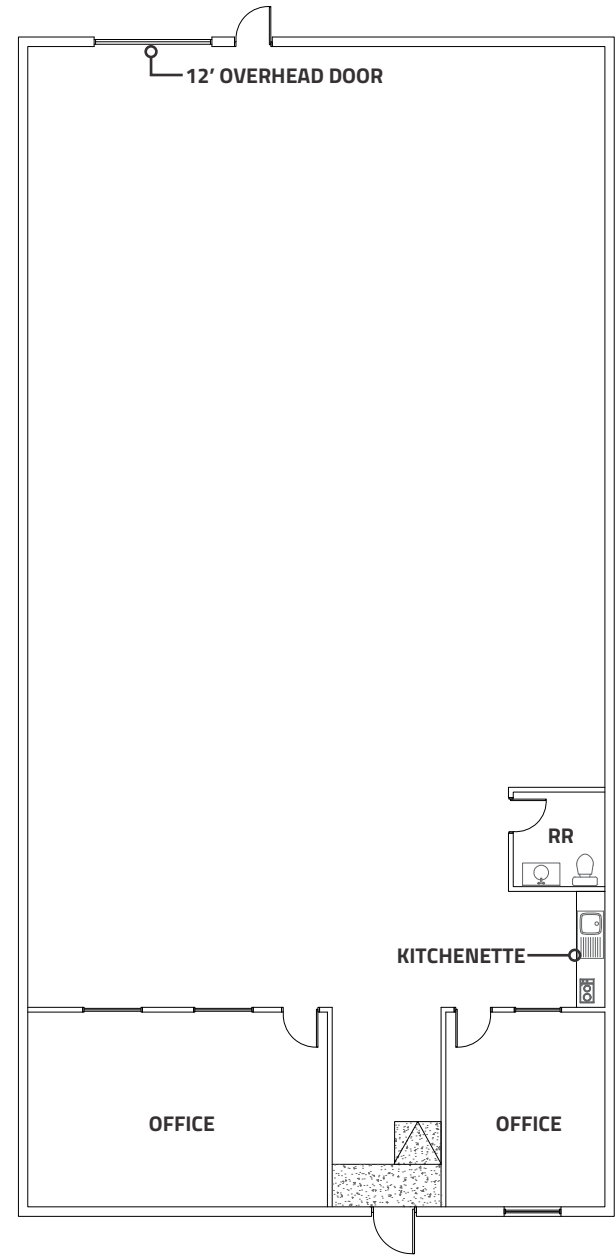
6390 - Unit C:	5,060 RSF
6390 - Unit D:	5,060 RSF
6420 - Unit A:	5,704 RSF
6420 - Units C&E:	10,158 RSF
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$7.74 / SF (Est. 2026)
Zoning:	IG-D
Year Built:	1980
Clear Height:	17' - 18'
Parking Spaces:	103
Parking Ratio:	2/1,000 SF
Sprinkler System:	Yes

	6390 - Unit C: 300A / 480V / 3-Phase	6390 - Unit D: 200A / 480V / 3-Phase	6420 - Unit A: 200A / 208V / 3-Phase	6420 - Units C&E: 1200A / 208V / 3-Phase
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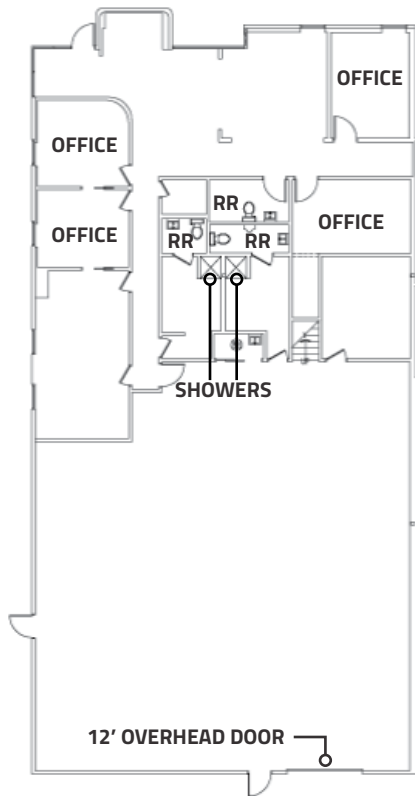
6390 GUNPARK DRIVE, UNIT C - FLOORPLAN (5,060 RSF)



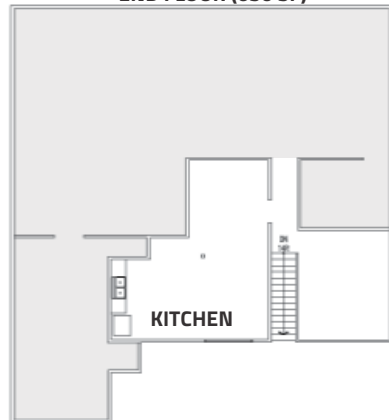
6390 GUNPARK DRIVE, UNIT D - FLOORPLAN (5,060 RSF)



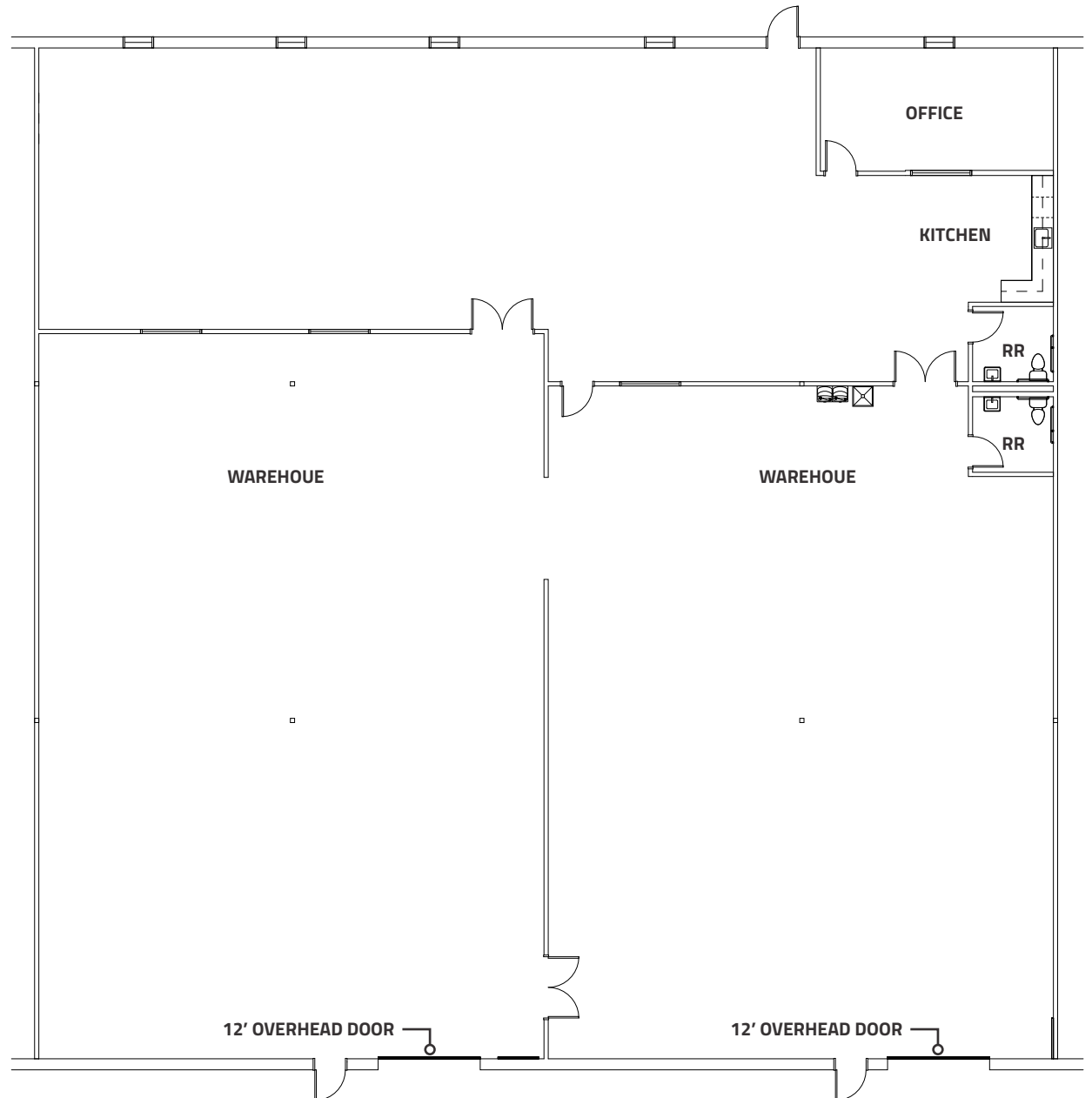
6420 GUNBARREL DRIVE, UNITS A- FLOORPLAN (5,704 RSF)



2ND FLOOR (630 SF)



6420 GUNBARREL DRIVE, UNITS C & E - FLOORPLAN (10,158 RSF)







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