



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

INDUSTRIAL SERVICE SPACE FOR LEASE

6519 ARAPAHOE AVENUE, UNIT 4
BOULDER, COLORADO 80303

Discover this versatile industrial service unit at 6519 Arapahoe Avenue, Unit 4, in Boulder's established Arapahoe Auto Center. This bright and functional 4,050 RSF space features two (2) 12' drive-in overhead doors, 14' clear height, concrete floors with drains, and excellent natural light throughout. The open layout creates an efficient and professional environment ideal for automotive repair, service, detailing, or light industrial users. With high visibility along Arapahoe Avenue (22,406 VPD), monument signage opportunities, and ample parking, this well-maintained unit offers an excellent opportunity in a prime Boulder location next to Boulder Auto Detail.

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

TERMS

Unit 4:

4,050 RSF

Lease Rate:

\$13.50 / SF / NNN

Expenses:

\$7.00 / SF (Est. 2026)

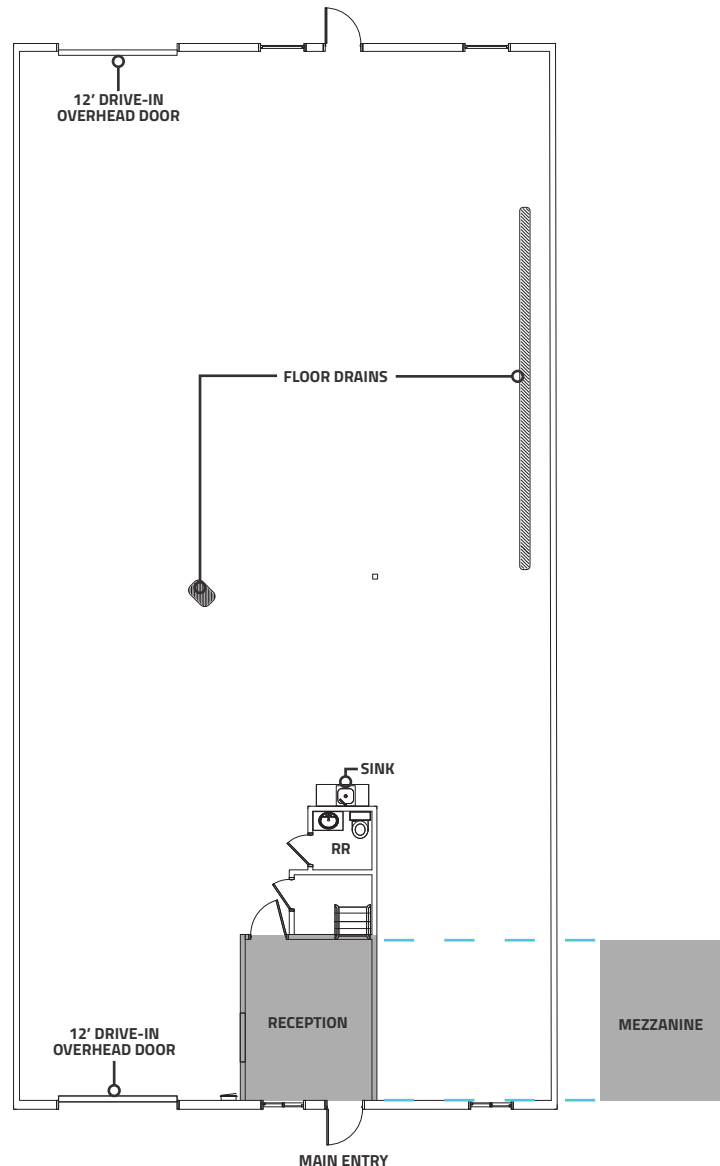
PROPERTY FEATURES

- **4,050 RSF Industrial Service Unit** – Ideal for automotive, repair, service, or light industrial use
- **Two (2) 12' Drive-In Overhead Doors**
- **14' Clear Height**
- **Concrete Floors with Floor Drains** – Durable and functional for service-oriented businesses
- **Bright, Open Layout** with abundant natural light
- **High-Visibility Location on Arapahoe Avenue** with 22,406 vehicles per day
- **Monument Signage Available** – Great opportunity for strong roadside presence
- **Ample On-Site Parking**
- **Prime Arapahoe Auto Center Location** – Next door to Boulder Auto Detail
- **Long-Term Ownership** – Stable and well-maintained property



BACK ENTRY

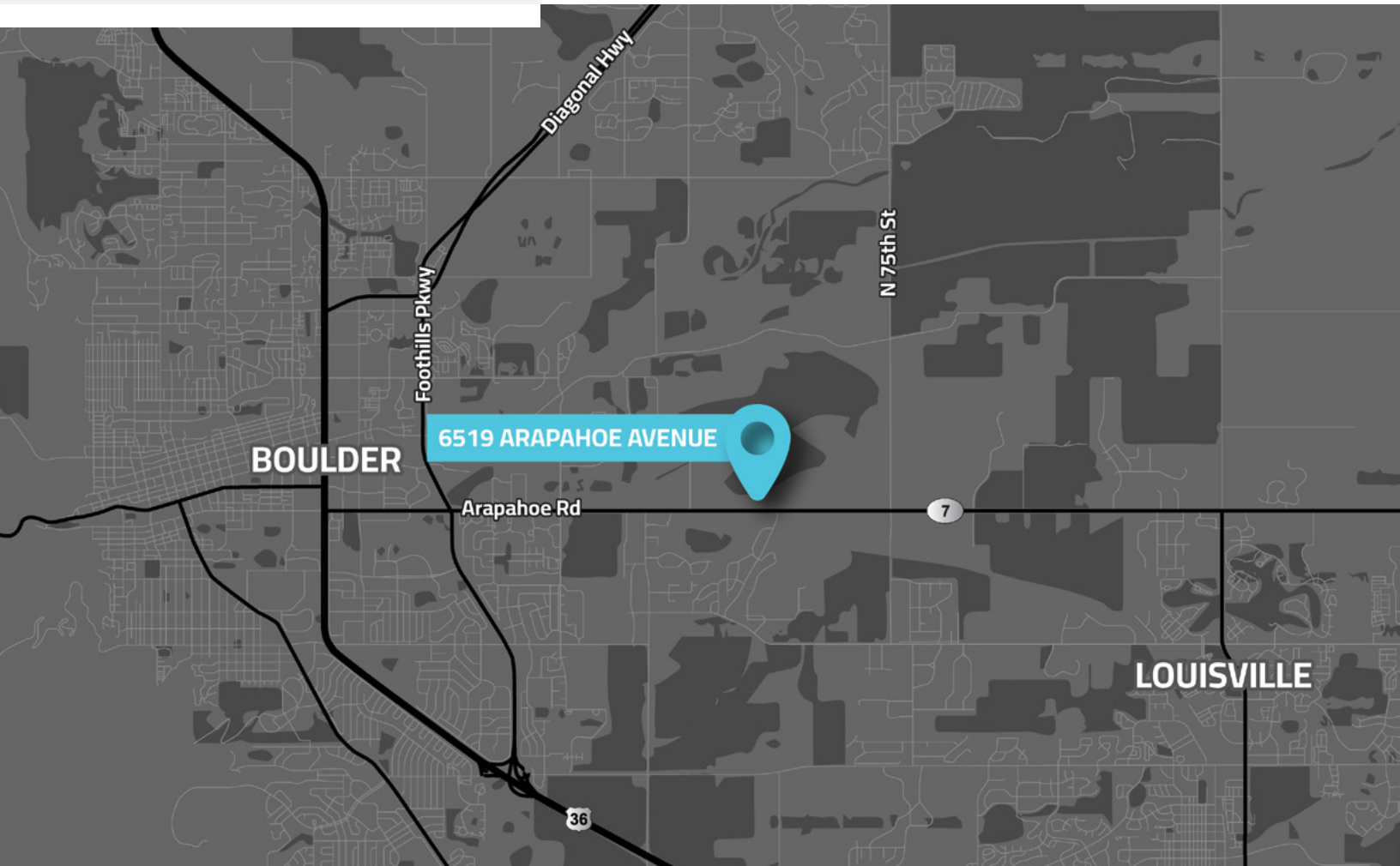
UNIT 4 - FLOOR PLAN



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.



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.



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

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



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.