market
REAL ESTATE

Boulder Industrial Space For Lease

3065 STERLING CIRCLE BOULDER, CO 80301

Size: 10,019 SF demisable
Rate: $18.00 ($9.00)
Available: December 1, 2026



AMPED UP

Some buildings have power. This one has POWER. Its 1,600 amps are the kind of capacity data centers, labs, and power-hungry operations spend months (and a small fortune) trying to bring in. Here, it's already wired and waiting. The turnkey grow buildout means the heavy infrastructure work is done, and flexible demising lets you take the whole building or just the piece you need. Plug in, power up, and get to work. The Valmont Bike Park out back is there when you need to unplug.

PROPERTY HIGHLIGHTS

- Freestanding building : 10,019 SF, demisable to ~3,000 SF
- 1,600 amps of power, ideal for a data center or high-power users
- Currently a turnkey grow facility
- Four 10' drive-in doors & ample parking
- Backs up to the Valmont Bike Park



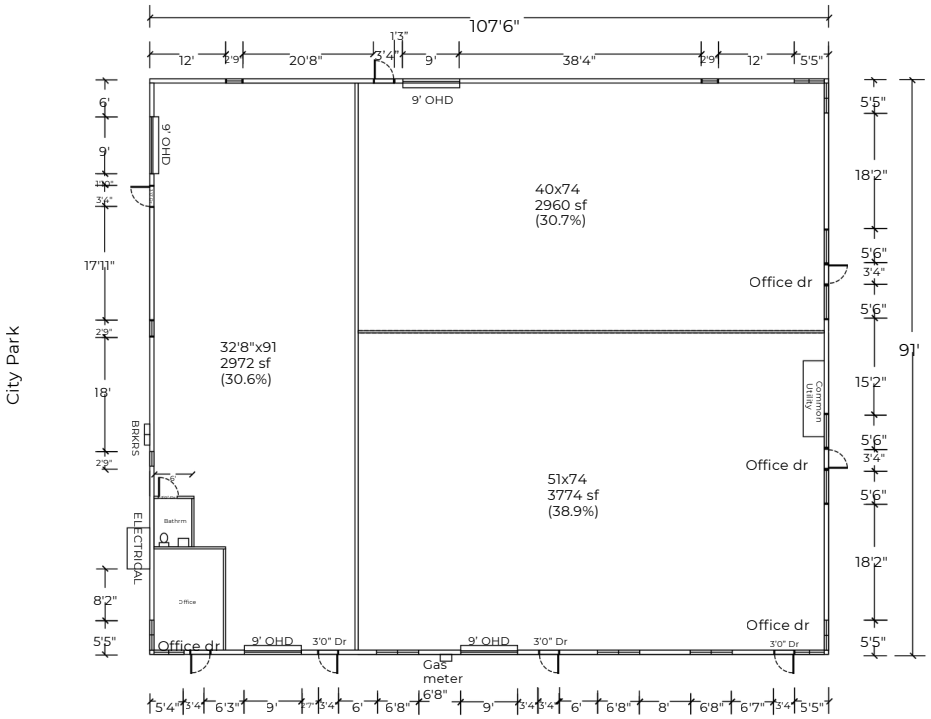




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