

## Boulder Industrial Space for Sublease

6519 ARAPAHOE RD | BOULDER, CO 80303

Unit 6

Unit Size: 4,050 SF

Rate: \$15.00/SF + \$6 NNN

Zoning: Industrial

Sublease Ends: 10/31/2026

# GET DOWN TO BUSINESS

This spacious 4,050 SF industrial unit is the ultimate industrial playground. Featuring a garage door that says, "Let's get down (or up) to business!" along with ample parking, this space is primed for everything from automotive innovation to efficient storage solutions. Conveniently located between Downtown Boulder and Lafayette, you'll enjoy the practicality of the location alongside the scenic beauty of Valmont Reservoir. Available for sublease until 10/31/2026, this space is ready for you to make it your own!

## PROPERTY HIGHLIGHTS

- Great location with proximity to Downtown Boulder and Lafayette
- Convenient garage door for easy access
- Automotive users welcome
- Ample parking

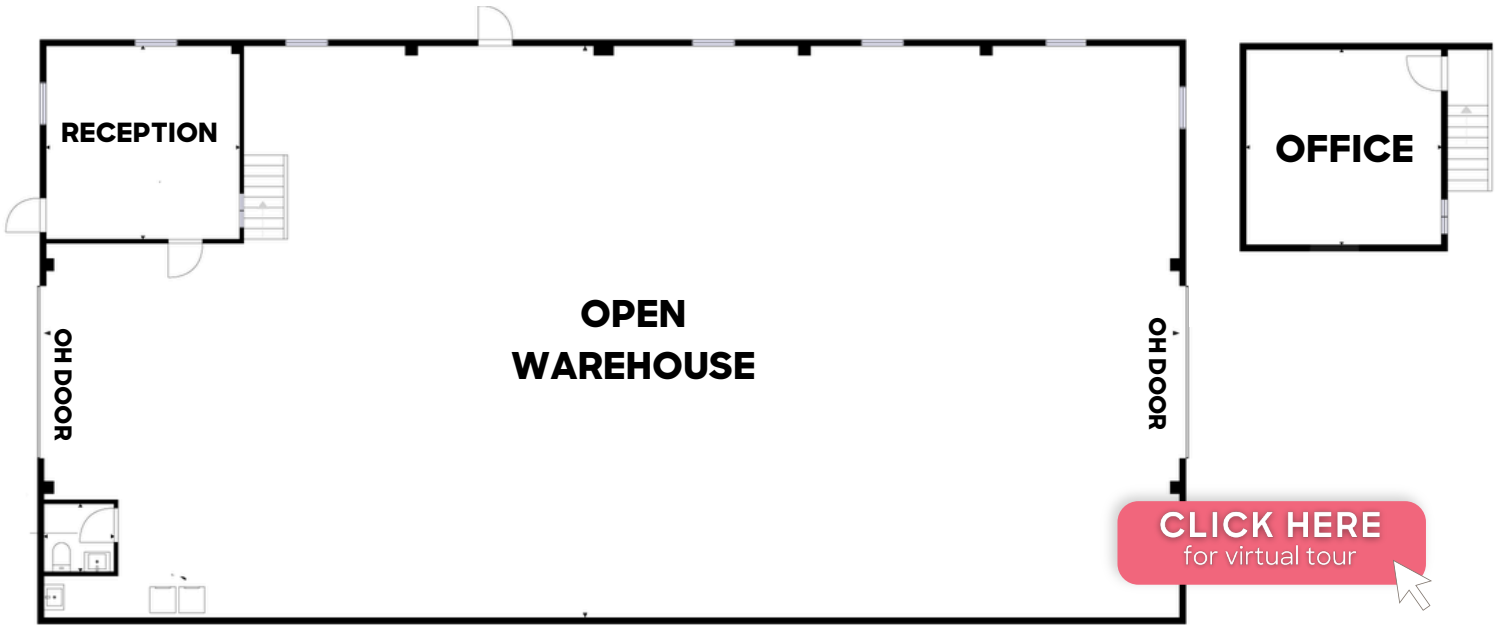


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