

**1900 55th Street
Units 100, 200 & Building B
Boulder, CO**

6,000—30,061 Square Feet

Prime East Boulder Industrial Location:

High-visibility site on busy 55th Street adjacent to Flatiron Park tech hub

Expansive High-Ceiling Warehouse:

Ideal for vertical storage or specialized equipment

Flexible Loading Options:

Features both a drive-in bay doors and loading dock with overhead door

Heavy Power Capacity:

2,400+ amps to support demanding operations

Climate-Controlled Environment:

Multiple HVAC RTUs for comfortable conditions for staff and sensitive equipment

Excellent Connectivity:

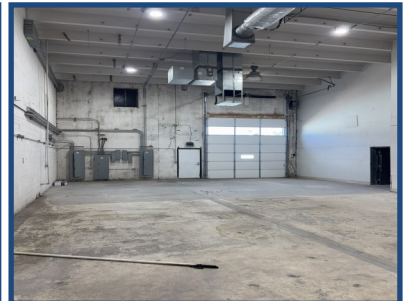
Easy access to Arapahoe Avenue (Hwy 7) and major thoroughfares

Diverse User Appeal:

Perfect for industrial, manufacturing, assembly, shipping and distribution complementary businesses

Heavy Industrial Features:

5-ton crane for loading and unloading



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PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com


INDUSTRIAL WAREHOUSE FOR LEASE

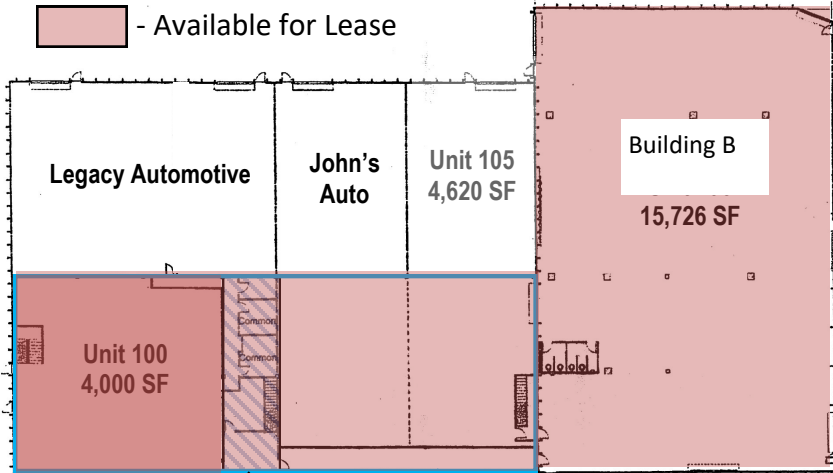


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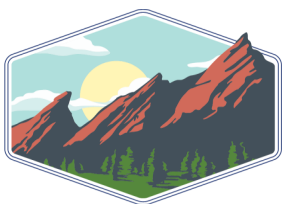
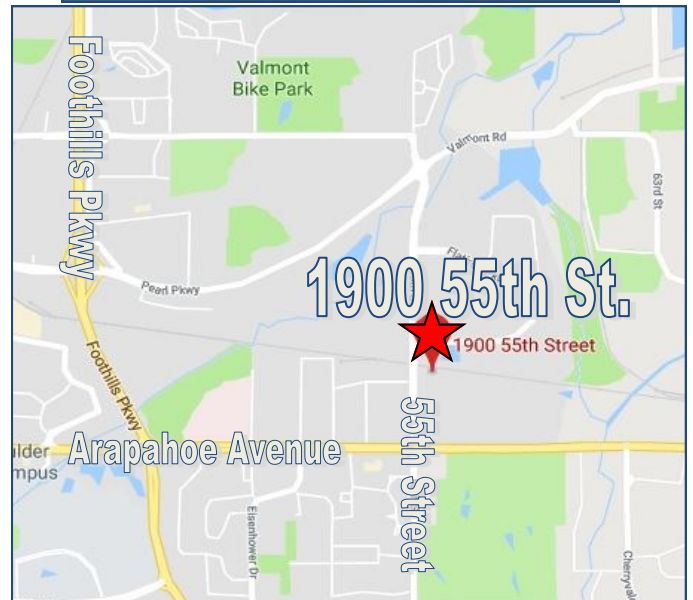
1900 55th Unit 100, 200 & Building B



 - Available for Lease



Unit	SF	
100	6,000	\$12.50/SF NNN
200	8,335	\$8.00/SF NNN
B	15,726	\$12.50/SF NNN
ALL	30,061	\$11.75/SF NNN



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