

**4840 N. 63rd Street
Boulder, CO**

20,200 Square Feet

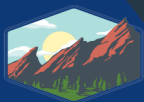
Industrial/Flex Space Available!

- Located at the entrance to Twin Lakes Tech Park at the intersection of 63rd Street & Nautilus Drive
- In close proximity to Hwy 52, Longmont and Boulder
- 1-story, single-tenant space
- Great for manufacturing or research & development
- 15' clear ceiling height
- Grade-level overhead doors
- Abundant on-site parking
- Near numerous amenities including bike path, bus stop, Twin Lakes Trail, new Gunbarrel Town Center, and Twin Lakes Open Space
- Adjacent to Avery Brewing Company
- Signage available



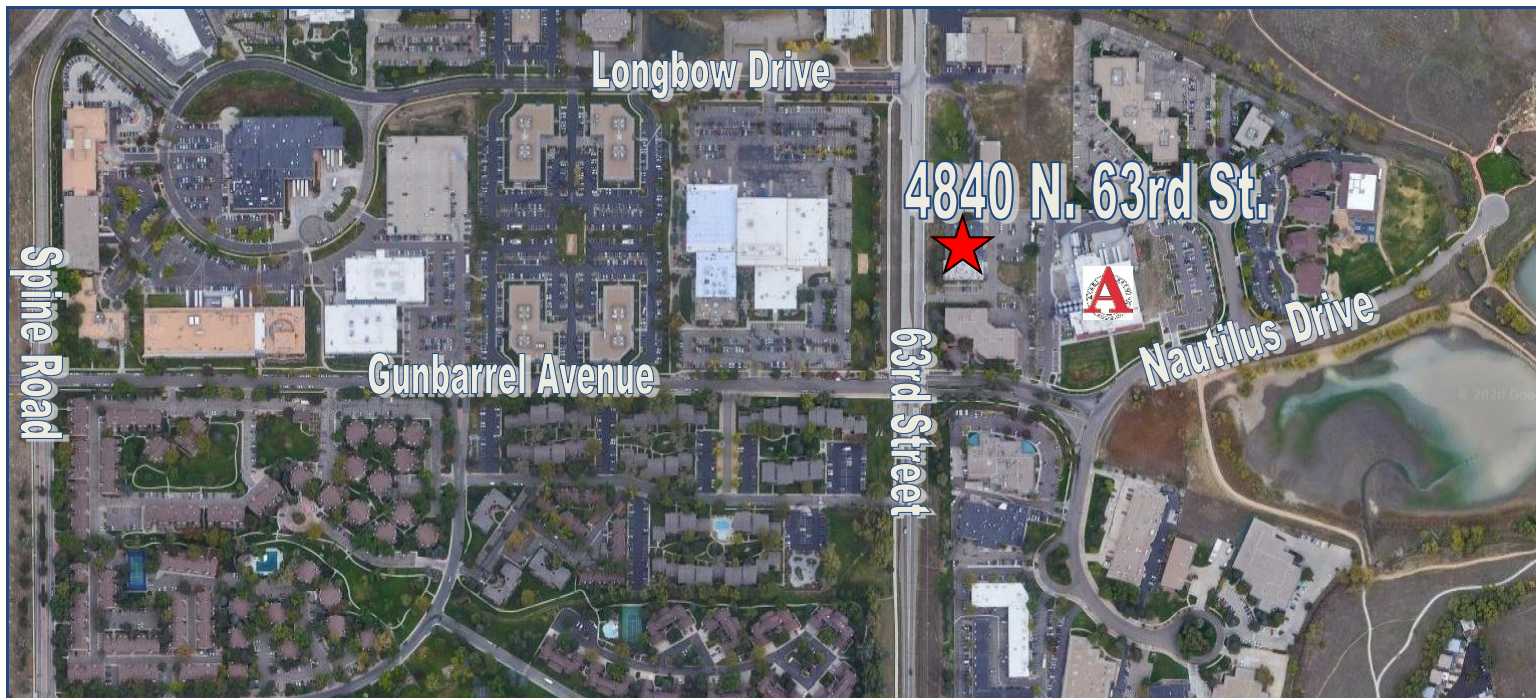
TEBO
PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

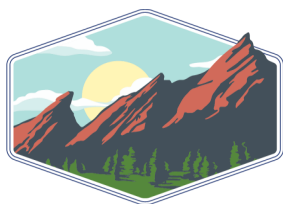


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4840 N. 63rd Street, Boulder, CO



Unit	Square Footage	Lot Size	Price
4840	20,200	1.90 acres	\$15.00/SF + \$2.91 (NNN) = \$30,148.50/MO



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