

6901 N. Foothills Hwy
Boulder, CO

54,036 Square Feet

Industrial Warehouse Space Available!

- Rare large warehouse in unincorporated Boulder County offering many possibilities
- Clear span warehouse provides an easily customizable space for manufacturing, distribution, storage, or other light industrial uses
- Nestled against the Foothills on a scenic 35-acre lot
- 18' to 21' clear ceiling heights
- Ample power
- Has a large fenced yard
- 3 grade-level doors & 2 dock-high doors
- Abundant on-site parking
- Formerly McGuckins Distribution Center



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

INDUSTRIAL SPACE FOR LEASE



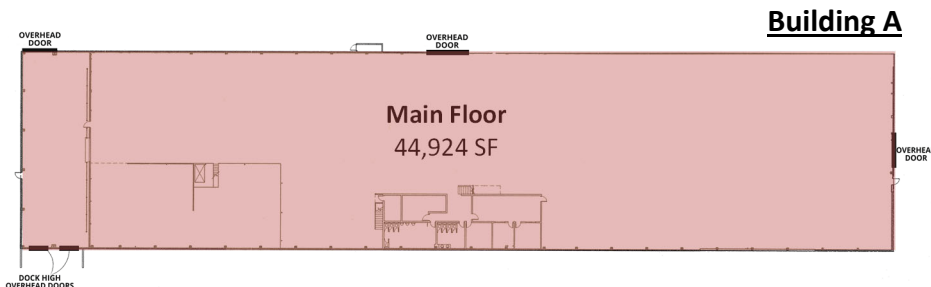
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6901 N. Foothills Highway

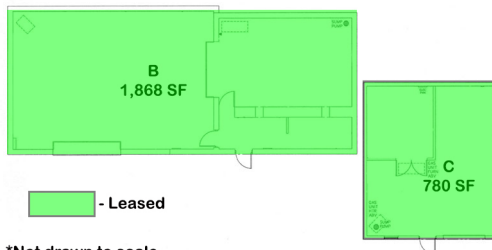


Square Footage	Price
54,036	\$10.00/SF + \$2.60 (NNN) = \$56,737.80/Month

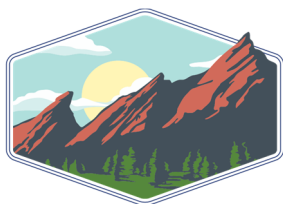
 - Available for Lease



Buildings B & C



*Not drawn to scale



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