

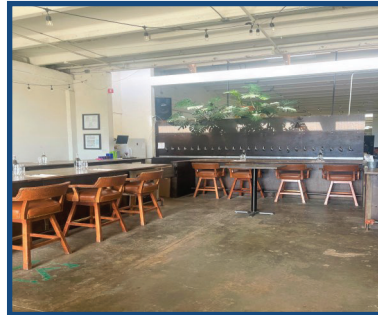
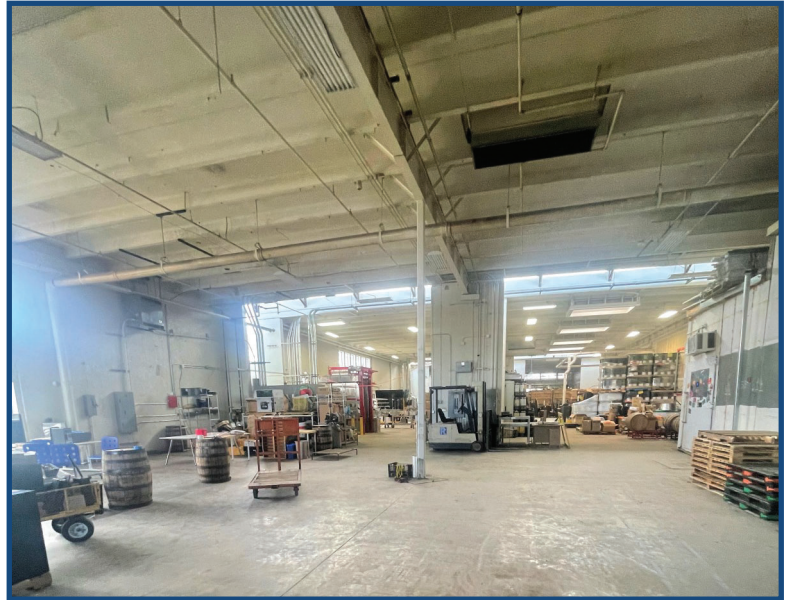
7088 Winchester Cir.  
Unit 200  
Boulder, CO

19,765 Square Feet

## Warehouse/Flex Space Available!

### Site Highlights

- Conveniently located off Hwy 119 and Hwy 52
- High ceilings
- Loading dock
- Great for R&D, Flex, or Office use
- Beautiful office with large windows and patio access
- Abundant parking
- Lots of plumbing infrastructure
- Currently occupied by a brewery



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

[www.TEBOproperties.com](http://www.TEBOproperties.com)

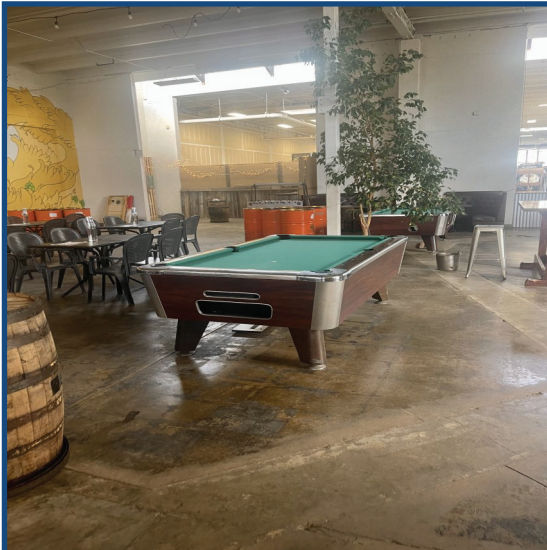


# WAREHOUSE/FLEX SPACE FOR LEASE

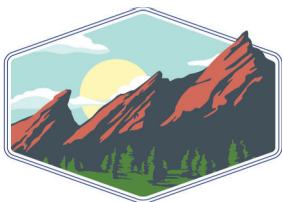


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## 7088 Winchester Circle, Boulder, CO



Unit	Square Footage	Price
200	19,765 SF	$\$14.75/\text{SF} + \$4.88 \text{ (NNN)} = \$32,332.25/\text{MO}$



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PROPERTIES

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