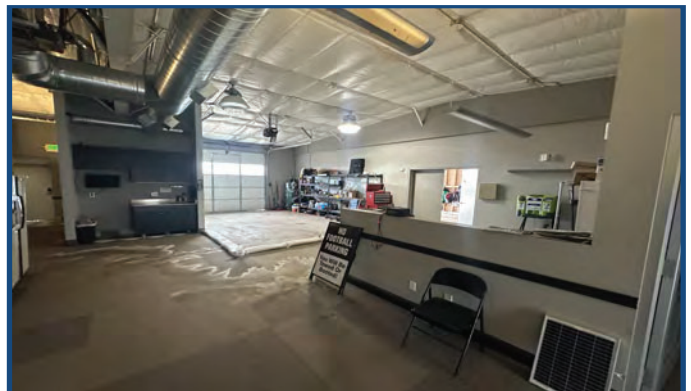


**3216 Longhorn Rd  
Boulder, CO**

**4,000sf Building On  
3.9 Acres of Land  
Available June 2025**

## **Industrial Space Available!**

- **3.9 Acres of Land:** Plenty of space for outdoor storage or expansion
- **Three Drive-In Doors:** Easy access for loading and unloading
- **Convenient Location:** Close to major roads and highways
- **Versatile Space:** Ideal for a variety of industrial or storage uses
- **Ample Parking & Yard Space:** Room for trucks, equipment, or fleet vehicles
- **Flexible Layout:** Can accommodate a variety of business needs
- **Secure Property:** Plenty of space for fenced storage or yard use
- **Great Accessibility:** Easy access for large trucks and deliveries
- **Proximity to Boulder & Longmont:** Convenient for regional distribution



**TEBO**  
PROPERTIES

Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)



# INDUSTRIAL SPACE FOR LEASE

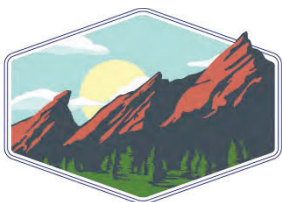
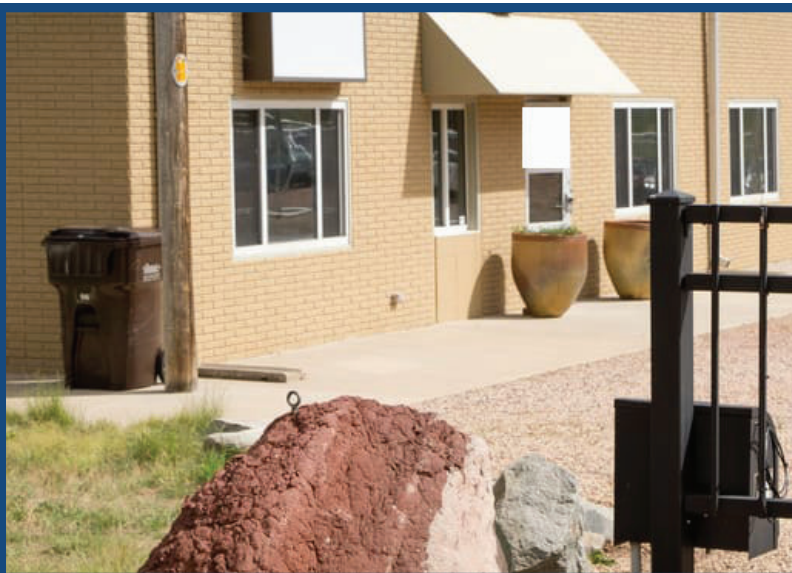


**TEBO**  
PROPERTIES

## 3216 Longhorn Rd, Boulder, CO



Unit	Square Feet	Price
3216	4,000 Bldg On 3.9 Acres of Land	\$10,000.00/Month + NNN



**TEBO**  
PROPERTIES

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