

**6055 Longbow**

**Boulder, CO**

**22'-26' Clear Warehouse**

**171,101 SF on 9 Acres**

**Prime Boulder Location:**

Ideally located near the intersection of Hwy 119 and Hwy 52, providing excellent access to Downtown Boulder, Longmont, and the Northwest Parkway

**High Ceilings:**

Up to 26 feet clear ceiling height, suitable for a variety of industrial, warehouse, or flex users

**Robust Power Infrastructure:**

277/480 volt, 3-phase, 3,000 amps with an on-site diesel-powered backup generator for critical operations

**Ample Parking:**

380 on-site parking spaces situated on ~9 acres of prime Boulder land

**Functional Loading Capabilities:**

8 dock-high loading doors in place, with flexibility for additional loading

**8 Loading Docks**



**26' Clear Ceilings!**



**Expansive Garden**



**TEBO**  
PROPERTIES

Contact us for more information:

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

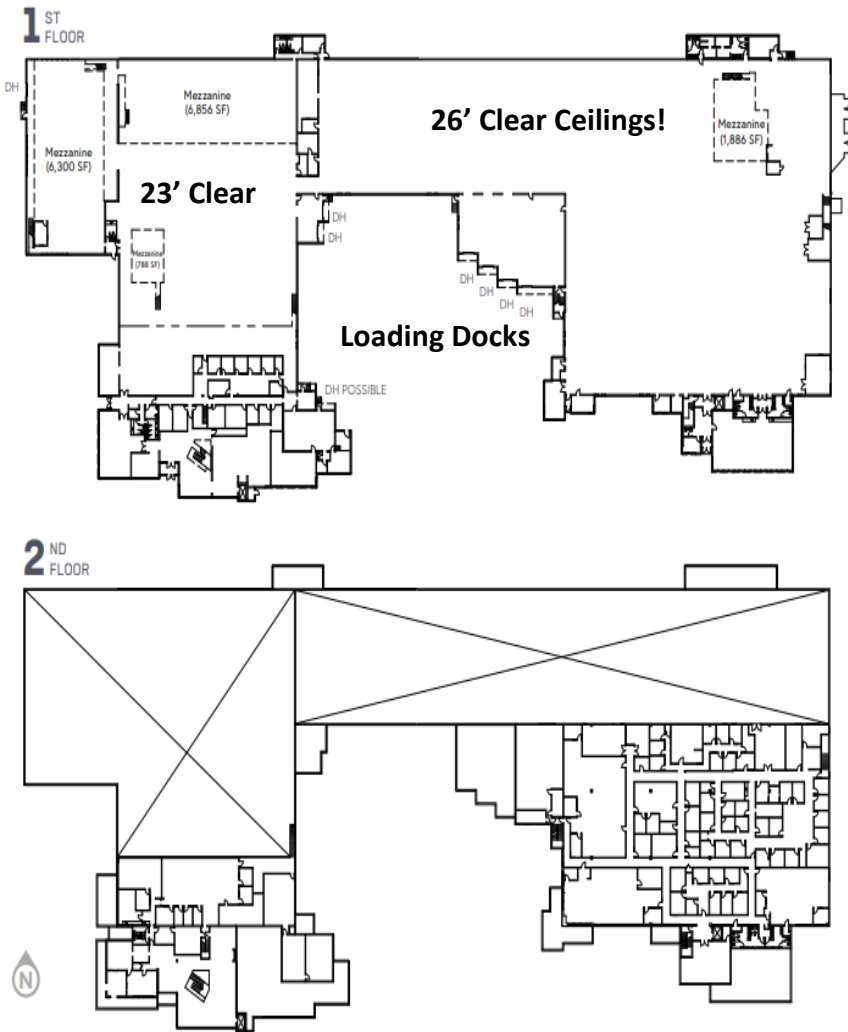
303-447-8326

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



**TEBO**  
PROPERTIES

**6055 Longbow, Boulder, CO**



| Address      | Square Footage | Price          |
|--------------|----------------|----------------|
| 6055 Longbow | 172,531        | CALL FOR RATE! |



**TEBO**  
PROPERTIES

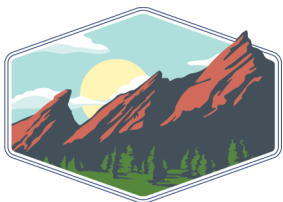
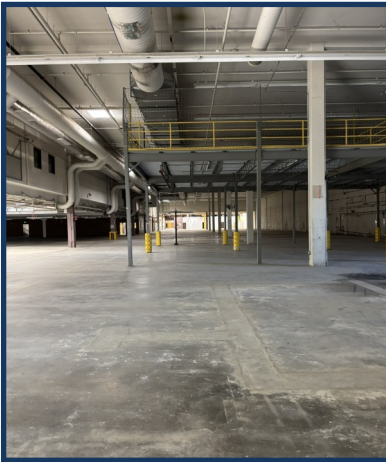
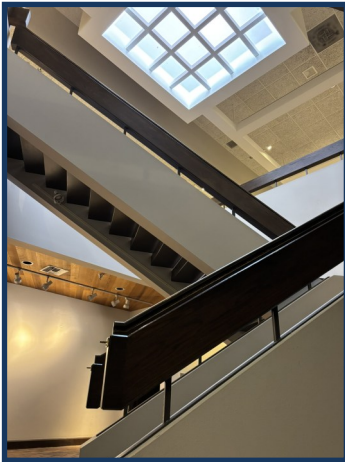
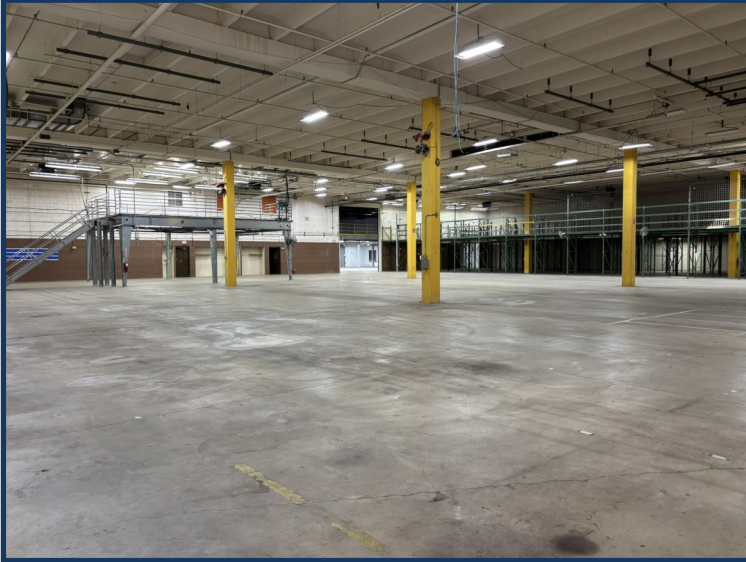
Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
 303-447-8326





**TEBO**  
PROPERTIES

6055 Longbow, Boulder, CO



**TEBO**  
PROPERTIES

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