



INDUSTRIAL/FLEX SPACE ON WALNUT FOR LEASE

1860 38th St, Boulder, CO 80301

A rare opportunity to lease a centrally located industrial property in the core of Boulder, offering highly flexible IG zoning and strong long-term growth potential along with ample parking and a secure fenced yard.

FEATURE HIGHLIGHTS

-  Central Location
-  Near Coffee Shop
-  Drive-In Door
-  Near Restaurants
-  Flexible Zoning
-  Parking
-  Kitchen
-  Security

PROPERTY OVERVIEW

AVAILABLE SF	14,256 RSF
LEASE RATE	\$17.00/RSF NNN
EXPENSES (EST)	\$13.50/RSF (plus utilities)
AVAILABLE	Immediately
PARKING	100+ spaces
OUTDOOR STORAGE	Included
CLEAR HEIGHT	16'
OVERHEAD DOOR	14' x 12'
ZONING	IG

FOR MORE INFORMATION:



CrabtreeTeam

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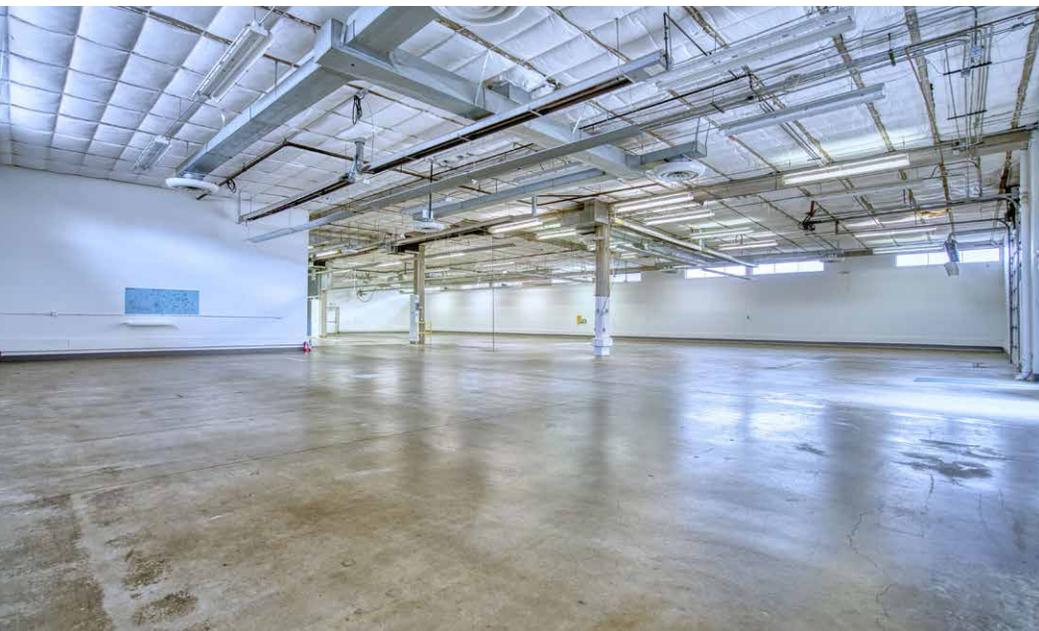
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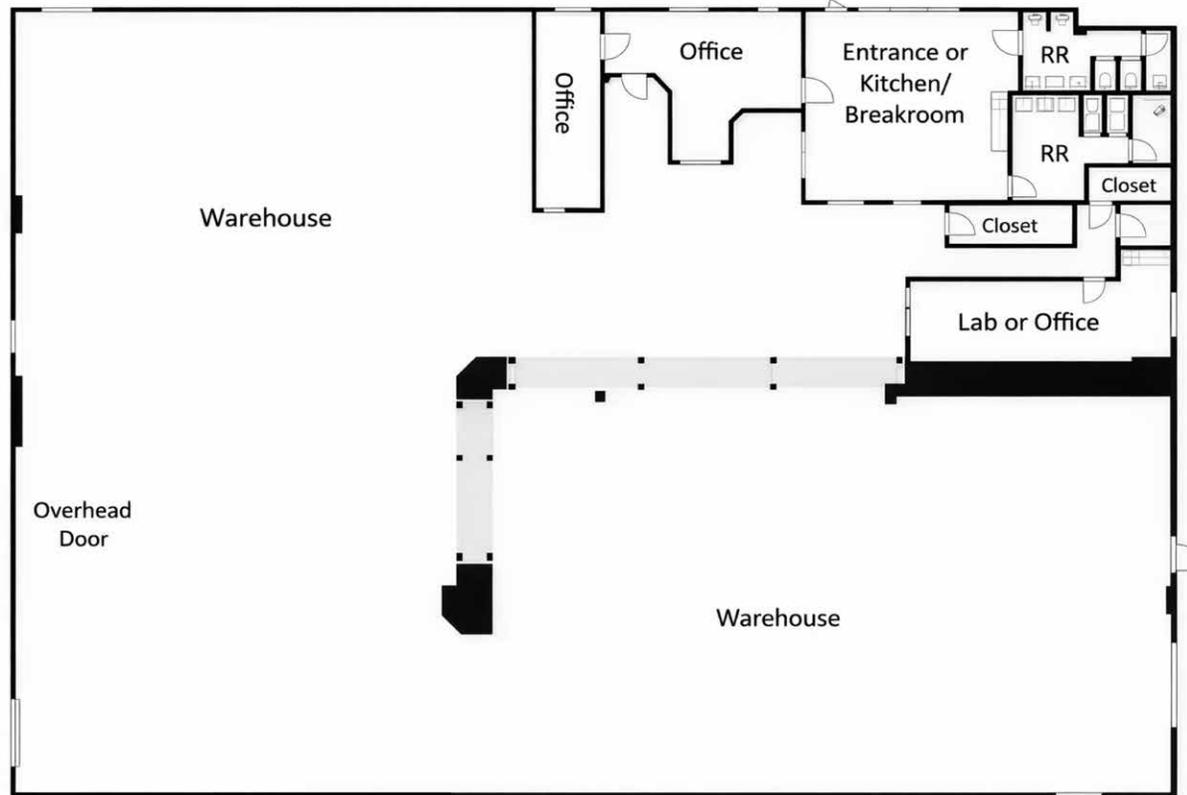


This property allows for a wide range of uses including warehouse and distribution, light manufacturing, office, and R&D. 1860 38th is well-suited for a variety of uses featuring 16ft clear height, floor drains, evaporative cooling, one drive-in overhead door, private offices, break room, restrooms, and a covered outdoor seating area. The property includes abundant parking and a large gated, secured yard, and can be occupied immediately. This is ideally located just west of Foothills Parkway near the 29th Street Mall and within walking distance of the Boulder Junction transit hub. Recent building renovations include demo, landscaping, HVAC upgrades, parking lot patching and re-stripping.

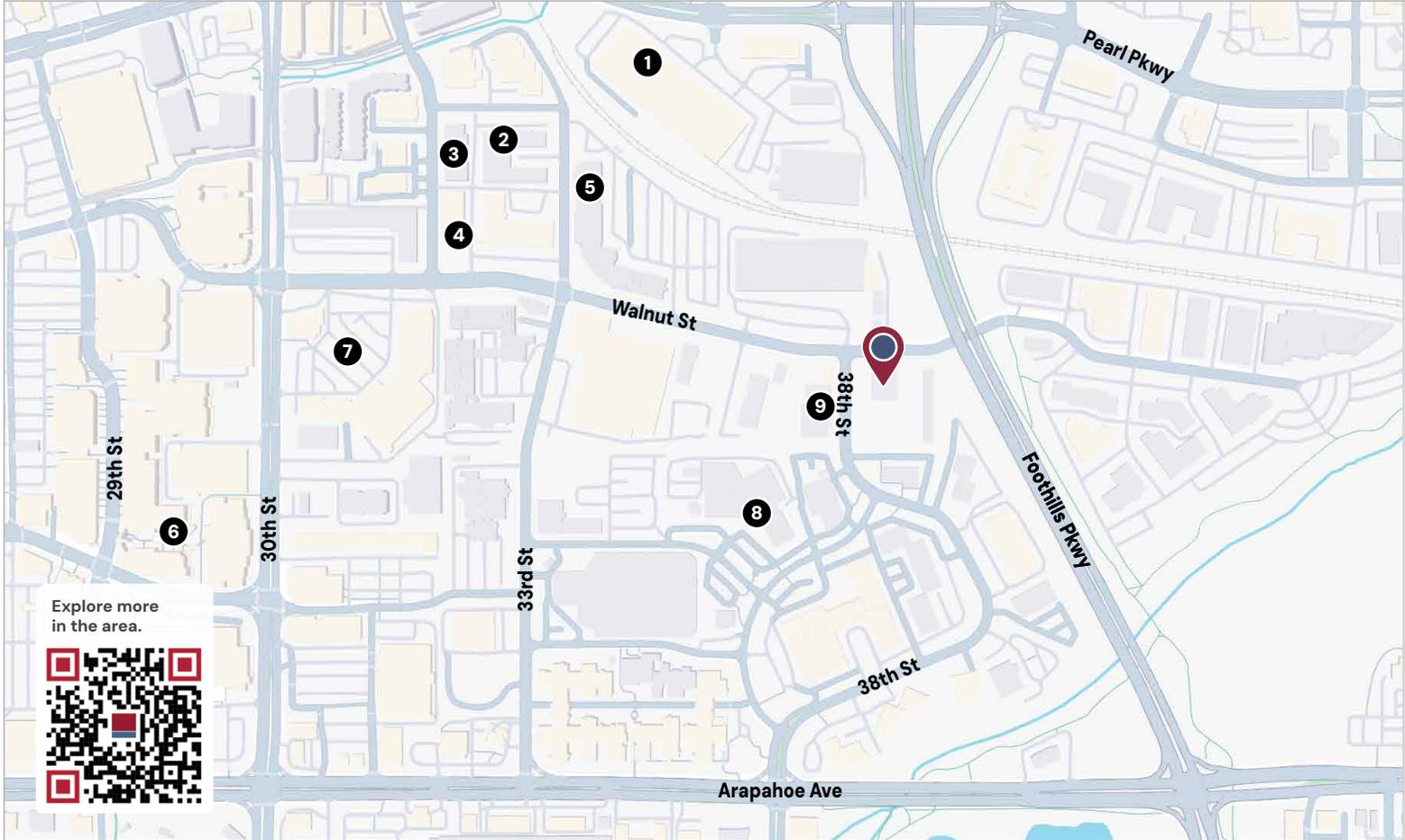




PROPERTY
FLOOR PLAN



PROPERTY LOCATION



- 1  SANITAS BREWING CO.
- 2  the spot
- 3  ABC KIDS CLIMBING
- 4  TWISTED PINE BREWING CO.
- 5  Google
- 6  TWENTY NINTH STREET
- 7  Market Square Shopping Center
- 8  Center for Innovation and Creativity
- 9  RIVERSMITH BOULDER, CO

