

PRIME INDUSTRIAL/FLEX - SPACE FOR LEASE



Prime Industrial Flex - 1740 38th St, Boulder, CO

Explore the potential of this 4,160-square-foot Industrial Flex Unit, available immediately. Boasting a versatile layout, the unit comprises approximately 25% office space and 75% warehouse space. The office area features 5 offices, a conference room, a recently remodeled break room, and 2 bathrooms. The warehouse area, constituting the remaining 75%, offers a generous 15-foot clear height and is equipped with a convenient 10x12 rollup grade-level garage door. Access is facilitated through a separate rear entrance, and ample parking is available on-site. The space is powered with 150 amps of 3-phase power, ensuring efficient operations. For added flexibility, a loft with a dedicated warehouse office is included (not included in square footage).

Positioned at Arapahoe and 38th Street, the unit enjoys exposure to Foothills Parkway, enhancing its visibility and accessibility.

- **Total Space: 4,160 sq ft**
- **Type: Industrial Flex Unit**
- **Zoning: IG-Industrial**
- **15 ft Clear Height**
- **10x12 Roll-Up Grade Level Garage Door**
- **Separate Rear Entrance**
- **Power Supply: 150 amps of 3-phase power**
- **Loft Area: Includes an office and additional square footage (not included in listed price)**

To discover the full potential of this space, contact Jim York at (303) 717-8038 to schedule a personalized showing.

All information provided is deemed reliable,
but is not guaranteed and should be independently verified.

Size: 4,160 sf
Lease Rate: \$12.75psf
NNN: \$8.61
Deposit: \$7,404.80



6800 N 79th St, # 103

Niwot, CO 80503

summitcommercial.net

Jim York

Broker Associate

303-717-8038

jyork@summitcommercial.net

Jim Ditzel

Broker Associate

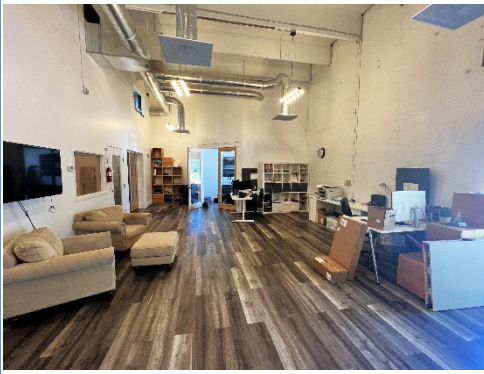
303-931-7341

jim@summitcommercial.net

SPACE FOR LEASE

1740 38th St

Boulder, CO. 80301



Size: 4,160 sf
Lease Rate: \$12.75psf
NNN: \$8.61
Deposit: \$7,404.80



6800 N 79th St, # 103

Niwot, CO 80503

summitcommercial.net



Jim York

Broker Associate

303-717-8038

jyork@summitcommercial.net

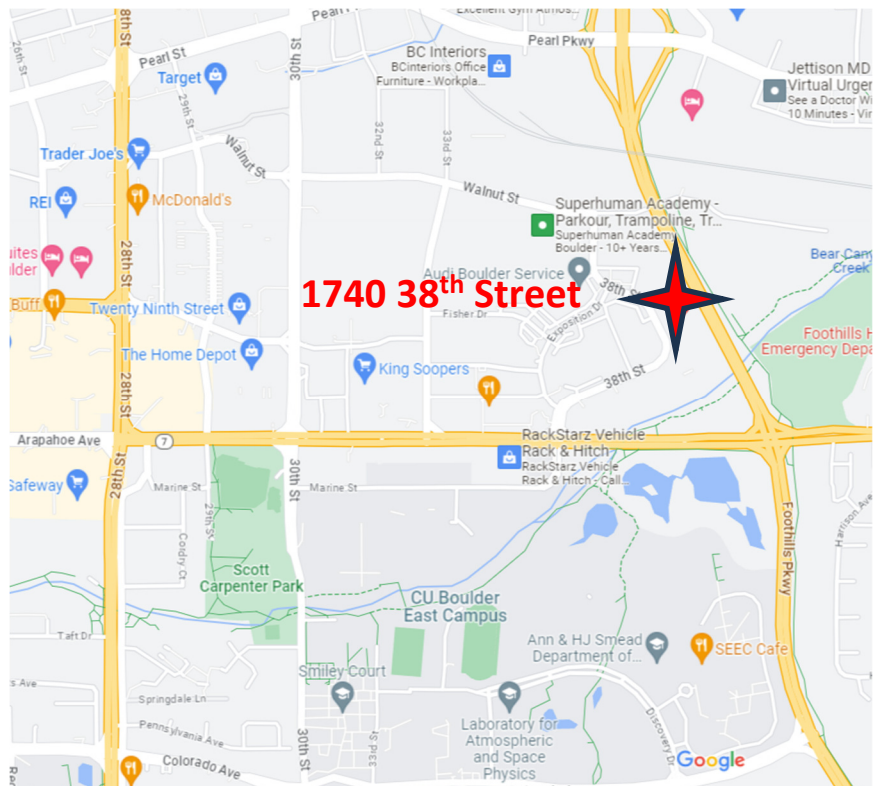


Jim Ditzel

Broker Associate

303-931-7341

jim@summitcommercial.net



All information provided is deemed reliable, but is not guaranteed and should be independently verified.