



# For Lease

4750 Nautilus Court S | Boulder, CO 80301



**Lease Rate: Contact Broker**  
**OPEX: \$6.56/SF (2023)**

## Property Facts

Available SF	14,056 SF
Site Size	2.11 AC
Zoning	I-E, Boulder
Parking	67 Spaces (2/1,000 SF)
Loading	Two (2) Dock-High Doors One (1) Drive-In
Sprinklers	Wet
Power	Approx. 600 Amps 208V 3-Phase (TBV)
Clear Height	12'

## Industrial Space Available

### Property Highlights

- Existing private and open offices, as well as open warehouse areas. Suitable for manufacturing, R&D, and storage/distribution uses.
- Approx. 600 Amps 208V 3-Phase (TBV)
- 12' clear height with both drive-in & dock-high loading
- Located in Gunbarrel submarket with many nearby amenities in downtown Gunbarrel and across the street from Avery Brewing Company



For Leasing Information, please contact:

### Buzz Miller

[buzz.miller@streamrealty.com](mailto:buzz.miller@streamrealty.com)

T 303.957.5302





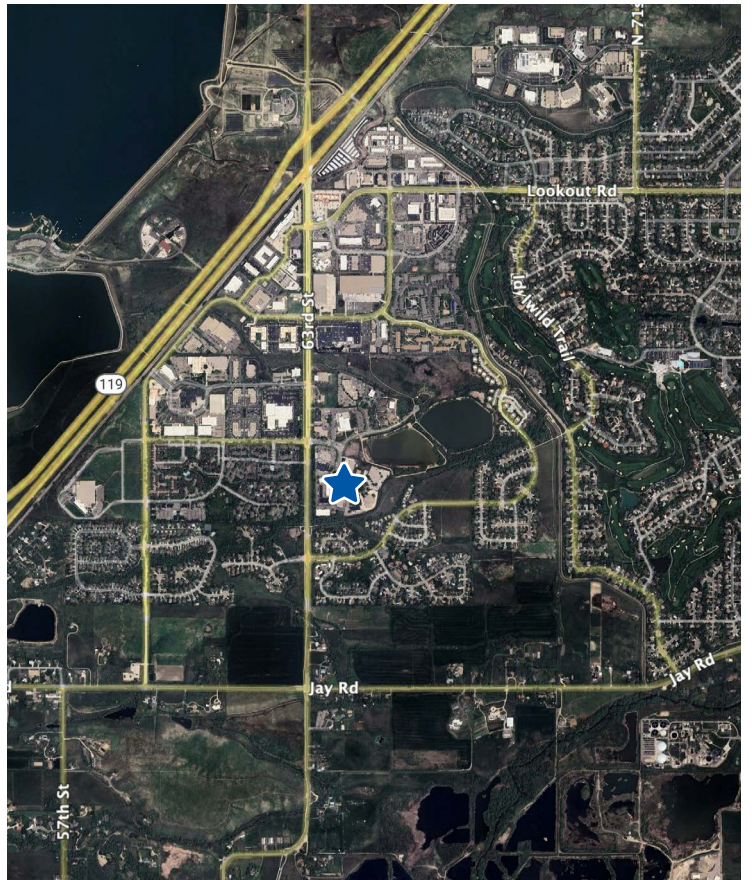
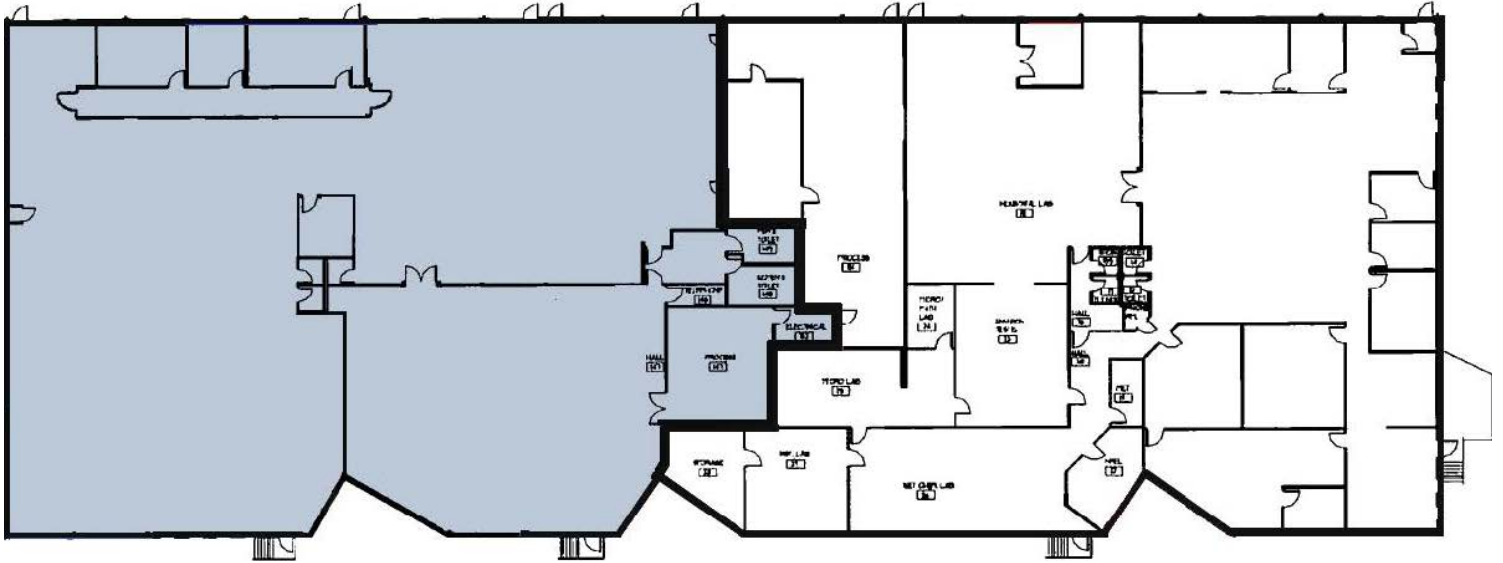
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360° Click to view Virtual Tour

## Floorplan



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