



BROKERAGE

Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

Suites 502 & 503 | For Sublease

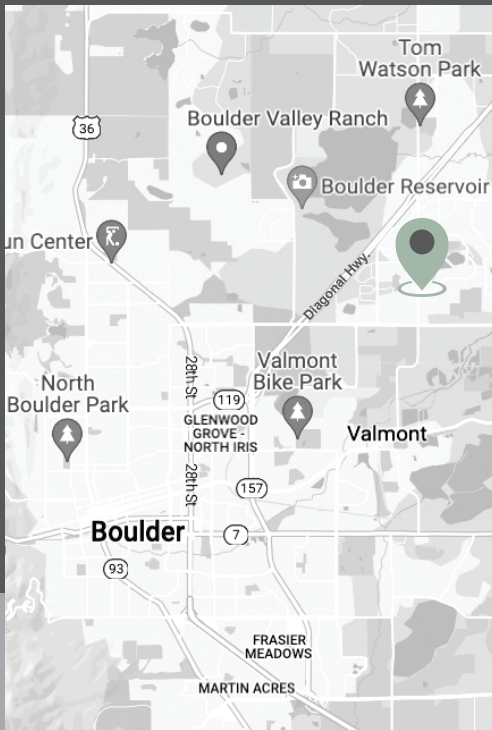
Property Description

Twin Lakes Business Park is a well-maintained, ideally located industrial property in Boulder, Colorado. The property is professionally managed. Each space has approximately 20% office finish and the balance is high bay warehouse space.

See reverse for space features & floor plan.



10,520 SF Industrial Unit
Divisible to 5,260 SF



Property Features

- Zoning: I-G
- Year of Construction: 1983
- Rentable Building SF: 24,084
- Well-maintained and popular industrial complex
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants and fitness studios



For Lease Rate & Terms, Contact:

ALEX KNIGHT



507.581.2505



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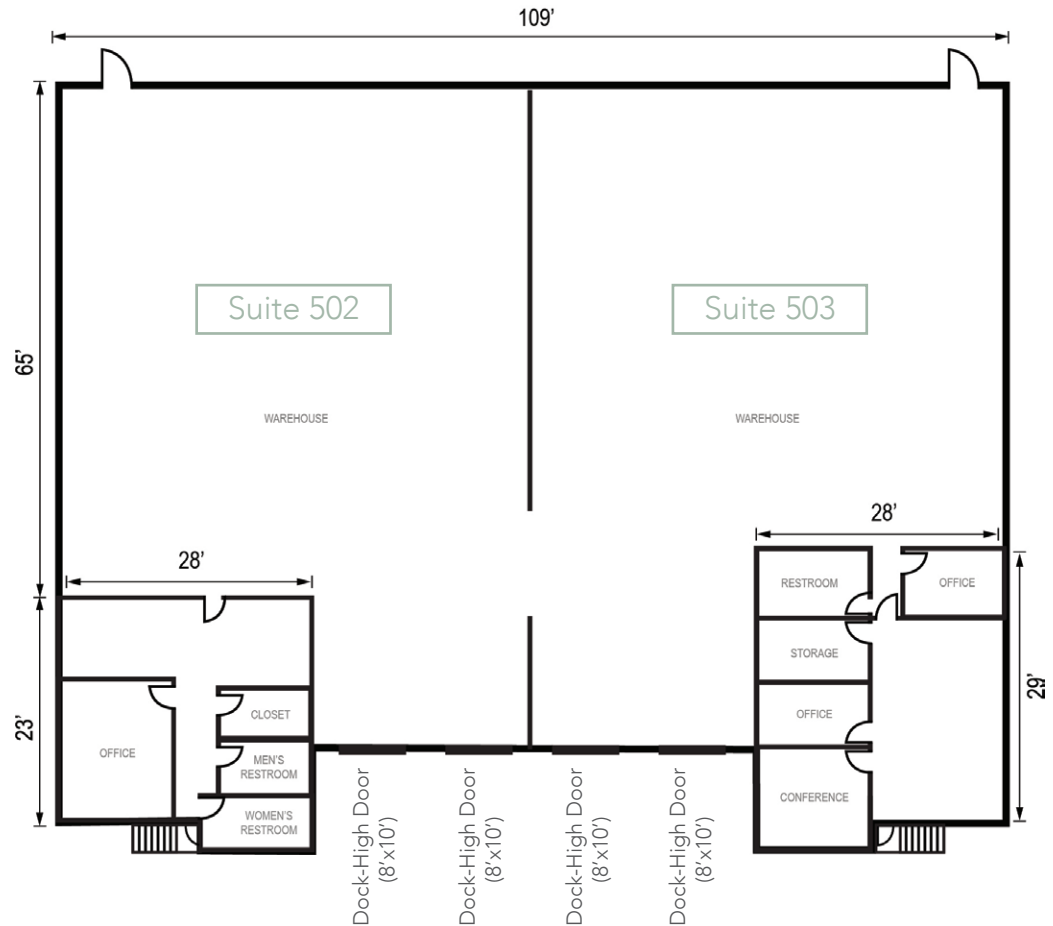
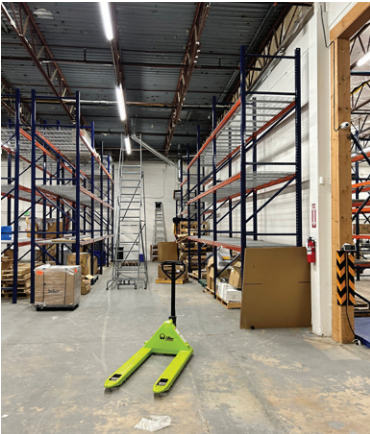
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NOTE: Measurements are approximate. Plan not to scale.

Unit Features

- 10,520 Total SF
- Office: 1,456 SF (Approx.)
- Warehouse: 9,064 SF (Approx.)
- Divisible to 5,260 SF
- 4 Dock-High Doors (8'x10')
- Power: 277/480-volt, 3-phase, 4-wire, 1,600 amps
- Clear Height: 16'
- Sublease Expiration: 7/31/2024

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