



For Lease

4750 Nautilus Court S | Boulder, CO 80301



Lease Rate: Contact Broker
OPEX: \$7.79/SF (2026 est.)

Property Facts

Available SF	5,581 SF
Site Size	2.11 AC
Zoning	I-E, Boulder
Parking	2/1,000 SF
Loading	One (1) Drive-In (10' x 10')
Sprinklers	Wet
Power	120/208V, 3P (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 lab uses.
- End cap space with heavy parking
- 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

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T 303.957.5302

Jackson Flanagin

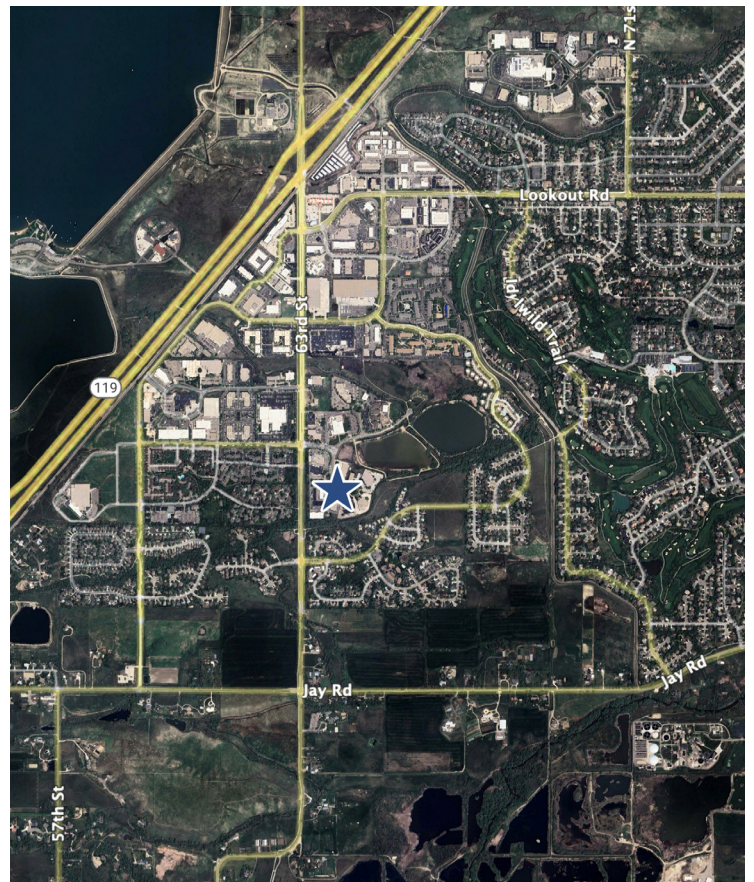
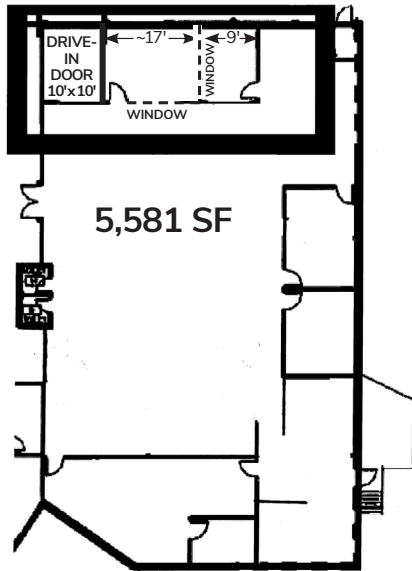
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Floorplan



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