

Corner industrial lot
with a view of the Flatirons!

Available Nov. 1, 2024

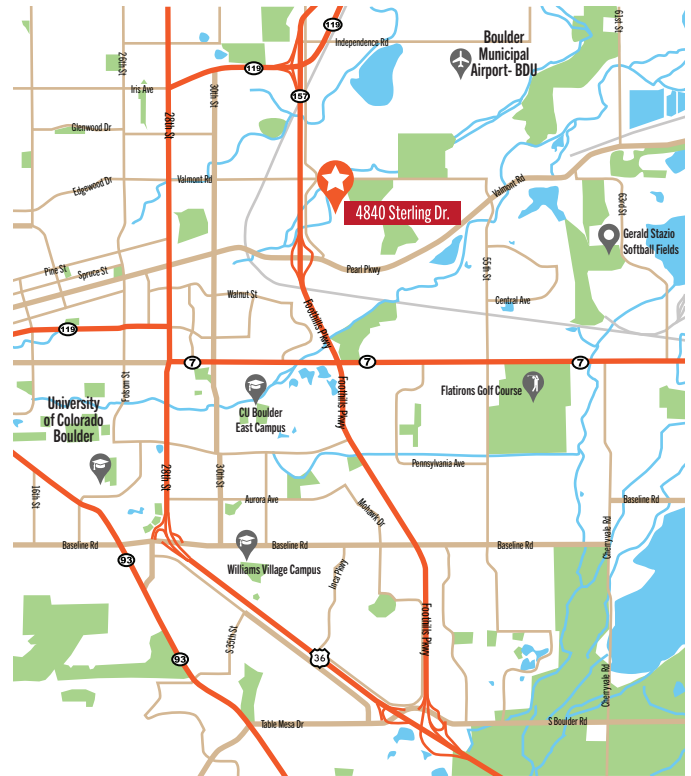
4840 Sterling Dr.

Boulder, CO 80301



Building Info

Available Space	4,954 sq. ft.
Building Size	25,762 sq. ft.
Zoning	Industrial
Year Built	1981
Power	400 amp 3 phase electrical supply
Parking	5 spaces
Loading	(2) glass panel dock high doors
Lease Rate	\$13.00/sq. ft NNN
Features	<ul style="list-style-type: none">• Heated and air conditioned• Separate meters for gas and electric. Water prorated per SF.• 2nd floor offices, lounge, kitchen area, and 2nd bathroom with shower• 16' ceilings in warehouse area• Close to Goose Creek Bike Path, easy access from Foothills & Valmont
Terms	Negotiable

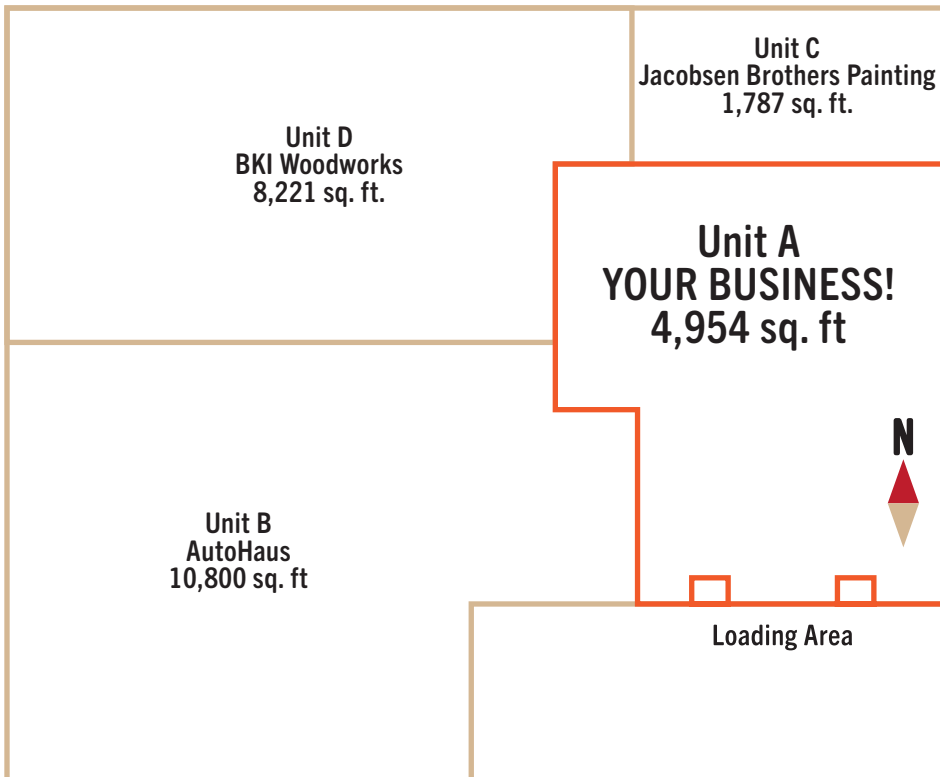


4840Sterling.com

contactus@4840Sterling.com

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Site Plan - Space for Lease



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