



# INDUSTRIAL/FLEX SPACE ON WALNUT **FOR LEASE**

1860 38th St, Boulder, CO 80301

A rare opportunity to lease a centrally located industrial property in the core of Boulder, offering highly flexible IG zoning and strong long-term growth potential along with ample parking and a secure fenced yard.

## FEATURE HIGHLIGHTS

- Central Location
- Drive-In Door
- Flexible Zoning
- Kitchen
- Near Coffee Shop
- Near Restaurants
- Parking
- Security

## PROPERTY OVERVIEW

AVAILABLE SF	14,256 RSF
LEASE RATE	\$17.00/RSF NNN
EXPENSES (EST)	\$13.50/RSF (plus utilities)
AVAILABLE	Immediately
PARKING	100+ spaces
OUTDOOR STORAGE	Included
ZONING	IG

## FOR MORE INFORMATION:



**CrabtreeTeam**

**Liz Amaro Nyiri**

Commercial Broker Associate

303.449.2131 ext 136

[liz@coloradogroup.com](mailto:liz@coloradogroup.com)

**Scott Crabtree**

MBA LEED®AP

Senior Commercial Broker

303.449.2131 ext 125

[crabtree@coloradogroup.com](mailto:crabtree@coloradogroup.com)

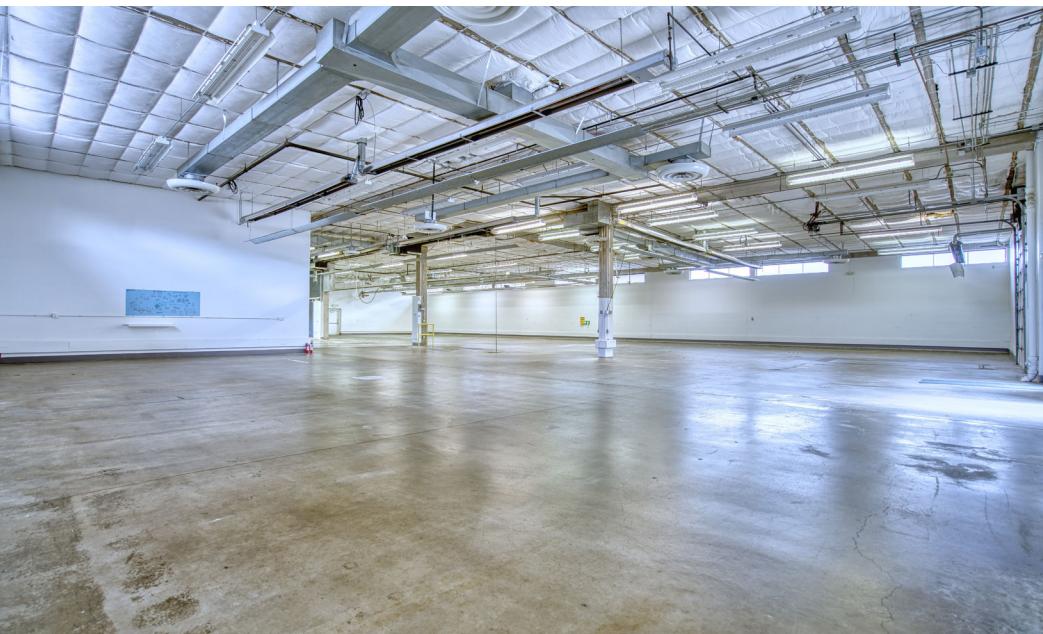


This property allows for a wide range of uses including warehouse and distribution, light manufacturing, office, and R&D. 1860 38th is well-suited for a variety of uses featuring 16ft clear height, floor drains, evaporative cooling, one drive-in overhead door, private offices, break room, restrooms, and a covered outdoor seating area. The property includes abundant parking and a large gated, secured yard, and can be occupied immediately. This is ideally located just west of Foothills Parkway near the 29th Street Mall and within walking distance of the Boulder Junction transit hub. Recent building renovations include demo, landscaping, HVAC upgrades, parking lot patching and re-striping.



FOR LEASE

1860 38TH ST, BOULDER, CO

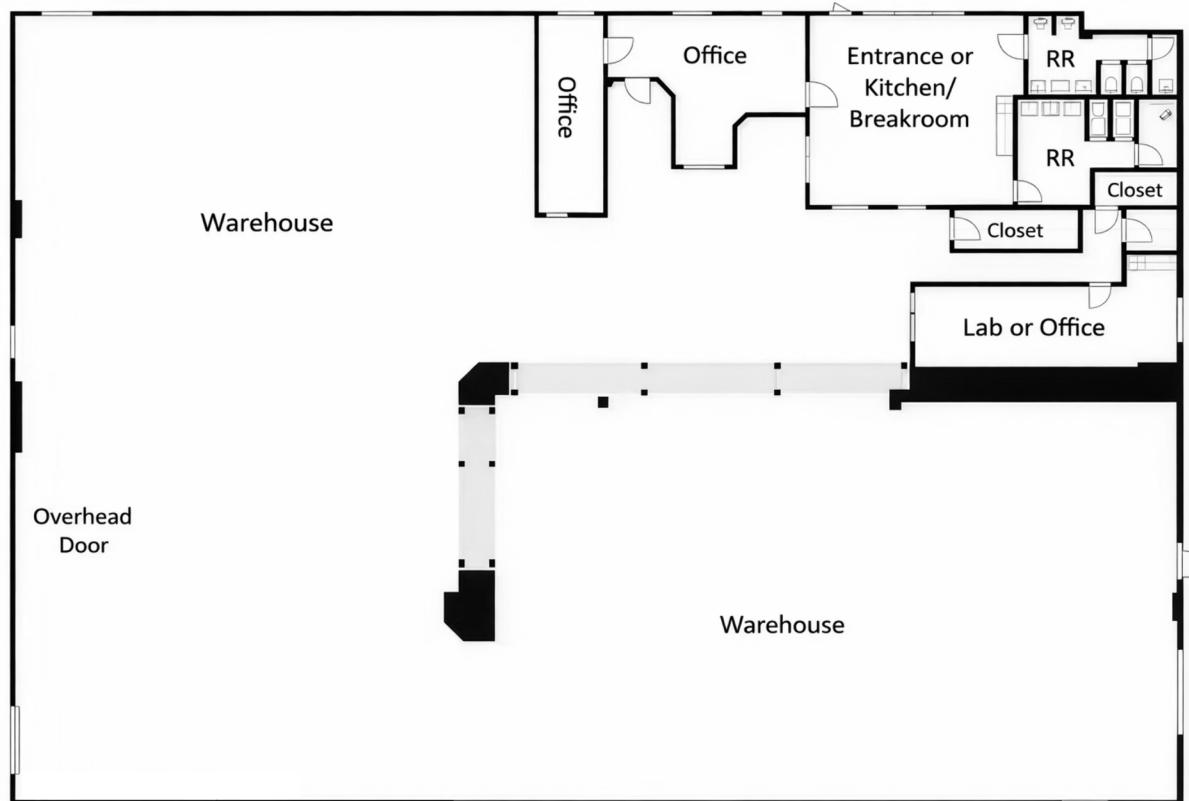


The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303.449.2131 | [coloradogroup.com](http://coloradogroup.com)

For a complete disclaimer, please see page one of this brochure.

Colorado  
Group

PROPERTY  
FLOOR PLAN



## PROPERTY LOCATION

