Colorado Group

CENTRAL BOULDER MANUFACTURING
BUILDING FOR SALE OR LEASE
1835 38TH STREET, BOULDER, CO 80301

PROPERTY **HIGHLIGHTS**

Central Boulder Snowrock manufacturing building for sale or lease. Excellent owner/user opportunity. Approximately 10,000 SF manufacturing floor and 5000 SF office. Four dock high doors and one ramp receiving door. Zoning allows for expansion and possible doubling of building square footage.

- Central Boulder location
- Zoning allows for building expansion
- Good balance of office to manufacturing floor
- I-G Zoning
- Parking 2/1,000 SF

Sale Price:	$5,000,000
Lease Rate:	$16.00/SF NNN
Expenses (Est.):	$6.00/SF
Building Size:	15,000 SF
Site Size:	37,467 SF
Parking:	Approximately 30 spaces

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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PROPERTY **PHOTOS**

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PROPERTY **LOCATION**

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