

INDUSTRIAL SPACE FOR LEASE

3900 WALNUT STREET
BOULDER, CO 80301



PROPERTY HIGHLIGHTS

Hard to find small industrial space in the heart of Boulder. Located on Walnut, just west of Foothills Pkwy. Unit 3 is 2,440 square feet and Unit 4 is 1,400. Can be leased together or separate.

- Great industrial space
- 120/240v 3-phase power
- Grade-level Door
- Local ownership
- YOC - 1973
- On-site parking

Total Available	3,840 SF
Suite 3	2,440 SF (\$3,660/month)
Suite 4	1,400 SF (\$2,100/month)
Lease Rate	\$14.00/SF NNN
Expenses(Est)	\$6.00/SF
Parking	On-site
Zoning	IG
Lease Term	3 years or longer

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. Licenced in the State of Colorado. Broker owned property.

CONTACT US

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Colorado
Group

PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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