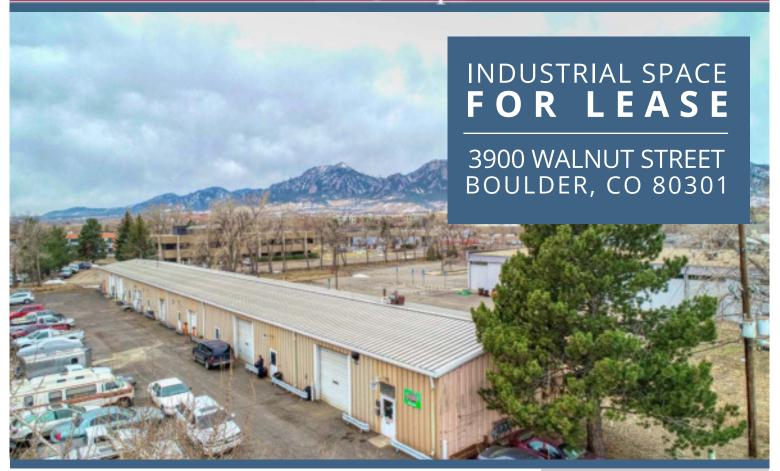
Colorado Group



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

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

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CONTACT US

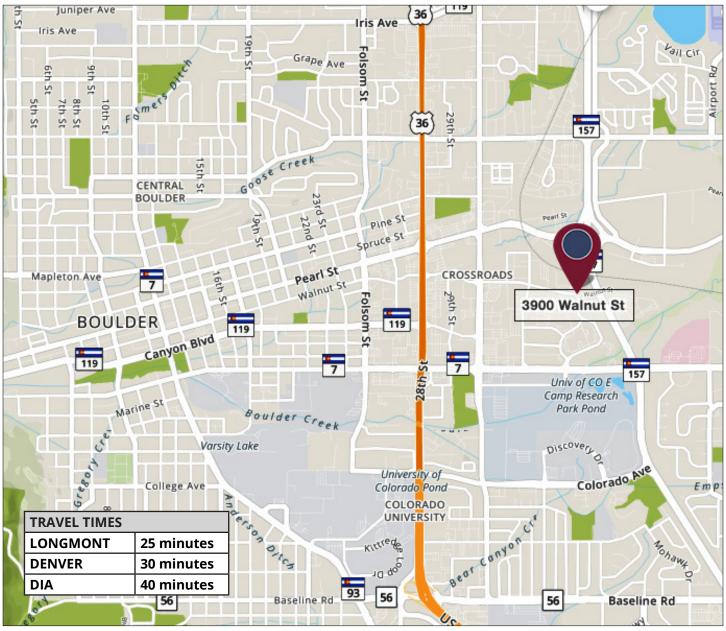
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INDUSTRIAL SPACE FOR LEASE Colorado 3900 WALNUT STREET, SUITE 3 & 4, BOULDER, CO 80301 Group

PROPERTY LOCATION







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