

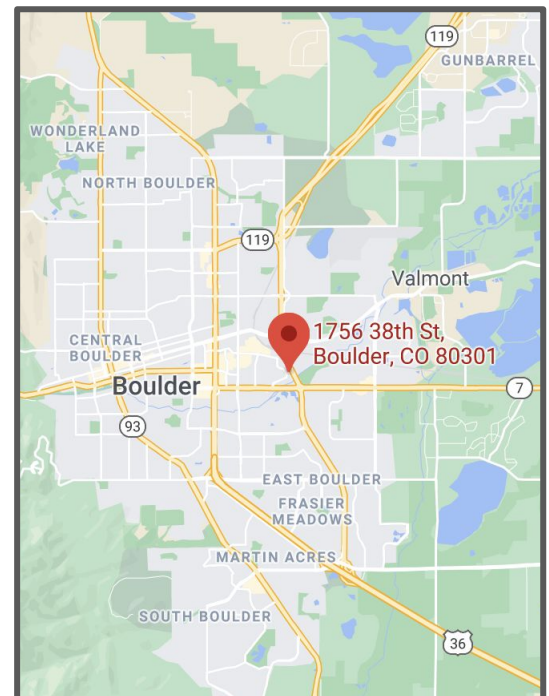


# INDUSTRIAL/FLEX SUBLEASE 1756 38th St, Boulder, CO



## PROPERTY INFORMATION:

- **Size:** 4,800 sf
- **Rate:** \$16.25/sf
- **Expenses:** \$10.36/sf (for hemp users)  
\$7.89/sf (for non-hemp user)
- **Sublease Term:** 5/31/22 (Available 6/1/21)
- **Clear Height:** 18'
- **Power:** 600 amps 3 phase 240 volt
- **Zoning:** IG - General Industrial (City of Boulder)
- **Parking Ratio:** 3.6:1000
- One (1) Grade-Level Overhead Door
- Ideal, Boulder Location with easy access to Arapahoe Ave, Foothills Pkwy, and many amenities.



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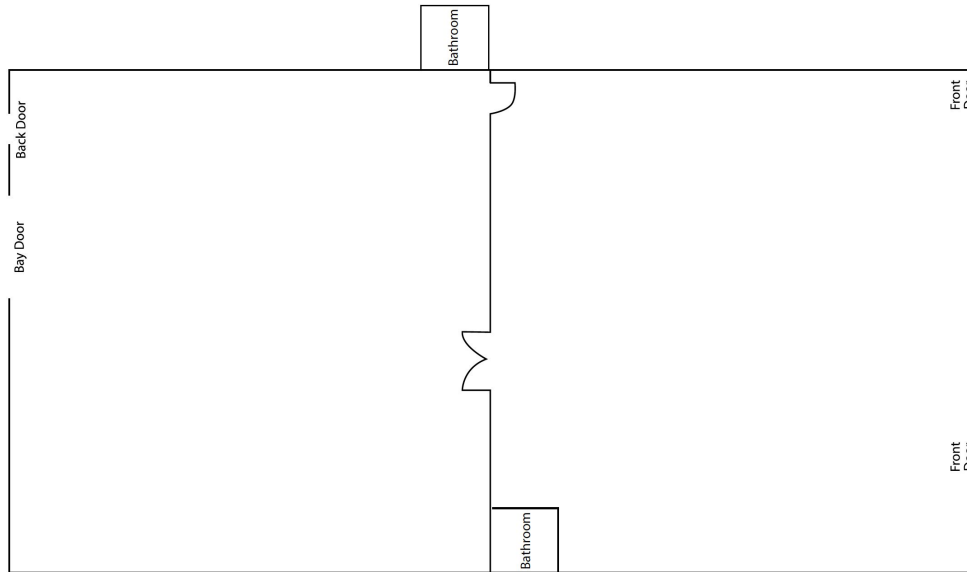
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## FLOOR PLAN



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