

Industrial/Flex Sublease in Boulder

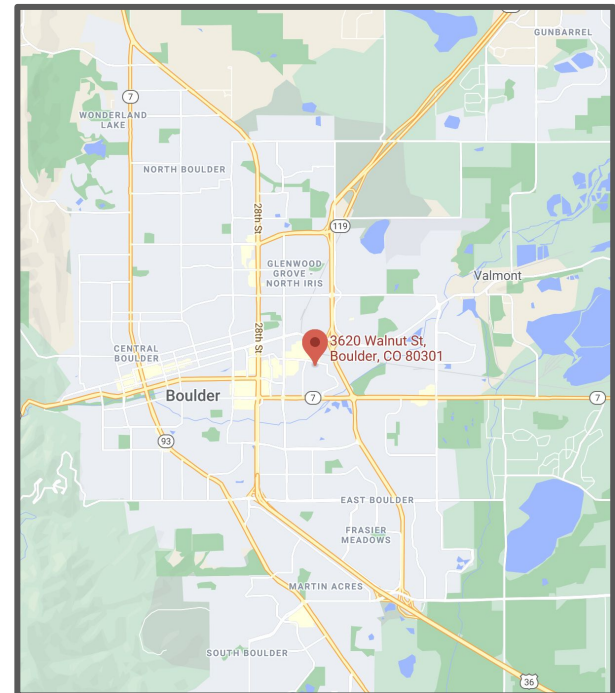


3620 Walnut St, Boulder, CO



PROPERTY INFORMATION:

- **Size:** 7,800 sf
- **Lease Rate:** \$16.75/sf (NNN)
- **NNN Expenses:** \$6.00/sf (est.)
- **Sublease Thru:** 8/31/2023 (Available June 1, 2021)
 - (Longer term available direct with the Landlord)
- **Ceiling Height:** 14'
- **Overhead Doors:** 2 Dock-High (one with ramp)
- **Power:** Heavy Power (600+ amps, 3-Phase, 240v)
- **Zoning:** IG - Industrial General (City of Boulder)
- **Parking:** 30+ spaces
- **Recent Improvements:** One new Heater, One new Air Conditioner, All new 800 Amp 3 phase 240 Volt Electricity throughout building in 2019, New lighting throughout entire building in 2019, all LED's, New Paint throughout building, New cGMP wall covering throughout manufacturing areas, Painted Concrete chemical resistant floors throughout, Entire Security system with cameras inside and out will stay with building.



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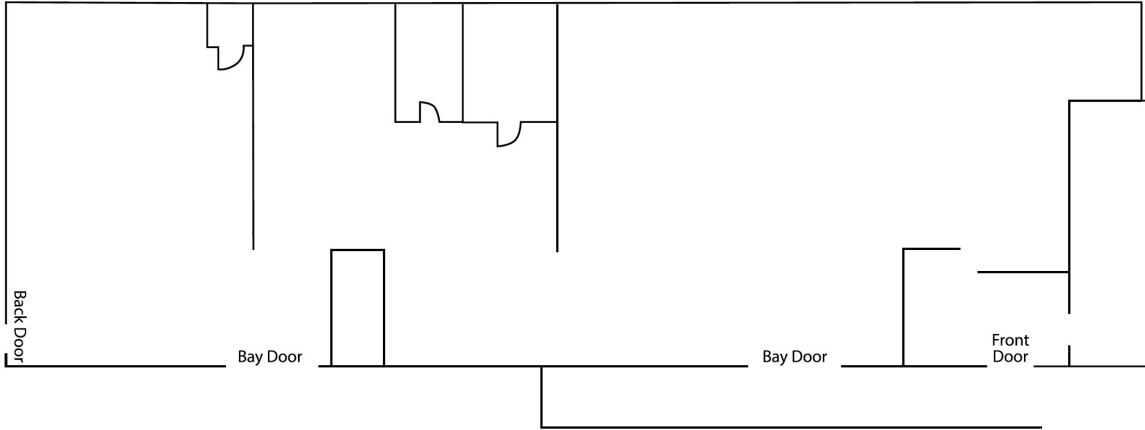
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INDUSTRIAL SUBLEASE



FLOOR PLAN



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