



HIGH-BAY INDUSTRIAL/FLEX/OFFICE
FOR LEASE
 3825 Walnut St, Boulder, CO 80301

PROPERTY HIGHLIGHTS

Discover the perfect industrial/flex space for lease at 3825 Walnut Street in Boulder, CO. This property offers versatile and efficient solutions for a range of users. Available space ranges from 20,000 to 56,872 RSF, providing flexibility to accommodate various operational needs. The property features 6 dock-high doors for streamlined loading and distribution, along with high ceilings that create a spacious and functional work environment. Abundant on-site parking supports both employees and visitors. Join the highly reputable Giant Bicycles, who occupies the west side of the building, further reinforcing the property's quality and tenant mix. Whether expanding or relocating, this property delivers the flexibility, functionality, and convenience needed to support your business operations.

Building Size	100,872 RSF
Available SF	56,872 RSF
Minimum Divisible	20,000 RSF
Lease Rate	\$13.50/RSF NNN
Expenses (Est)	\$4.92/RSF
Date Available	Immediately
Parking	Ample On-Site
Zoning	IG
Clear Height	18'-20' Clear Height
Loading	6 Dock-High Doors
Power	277/408v, 1600 amps
TI	Negotiable








FOR MORE INFORMATION

CrabtreeTeam

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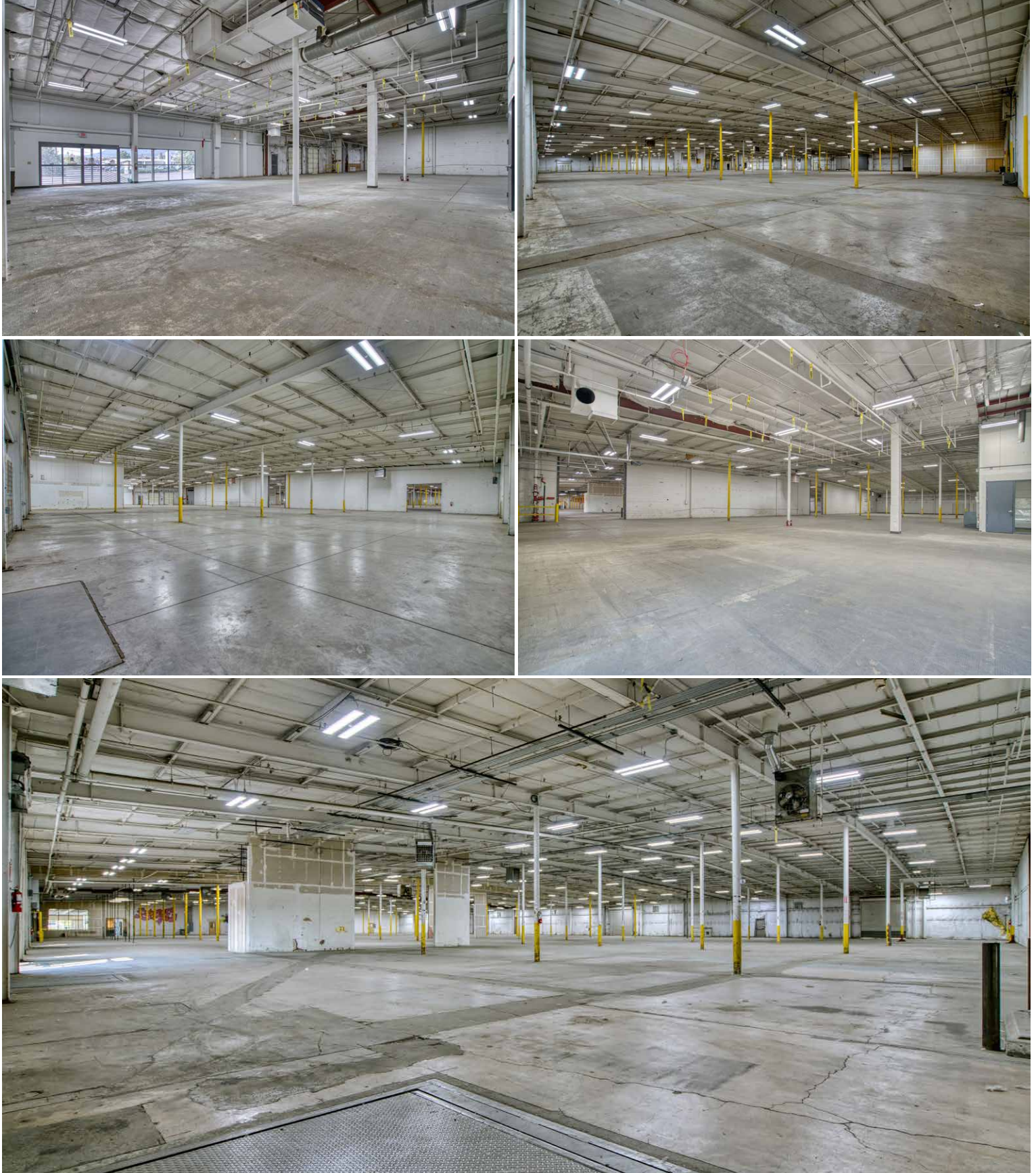
 High ceilings	 Kitchen/Breakroom	 6 Dock High Doors
 Near Bike Path	 On Bus Route	 Near Restaurants

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PROPERTY PHOTOS



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

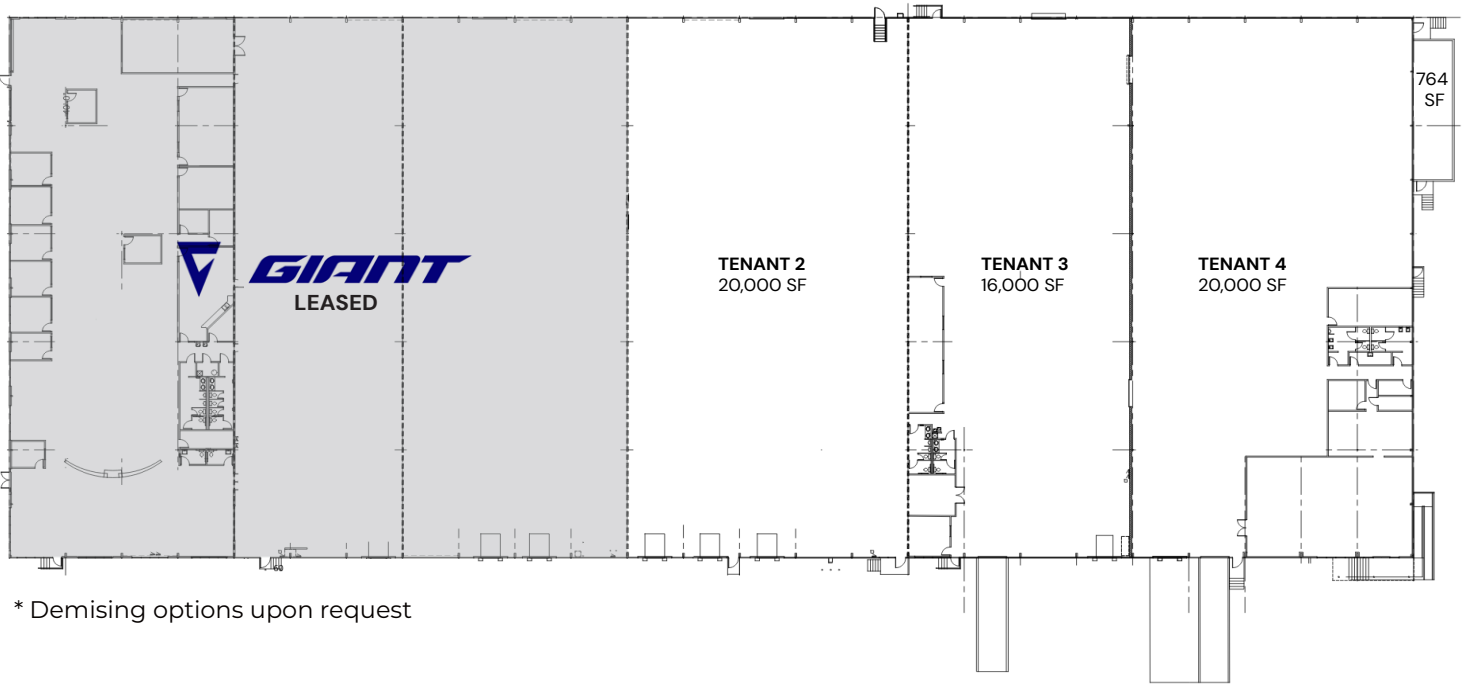
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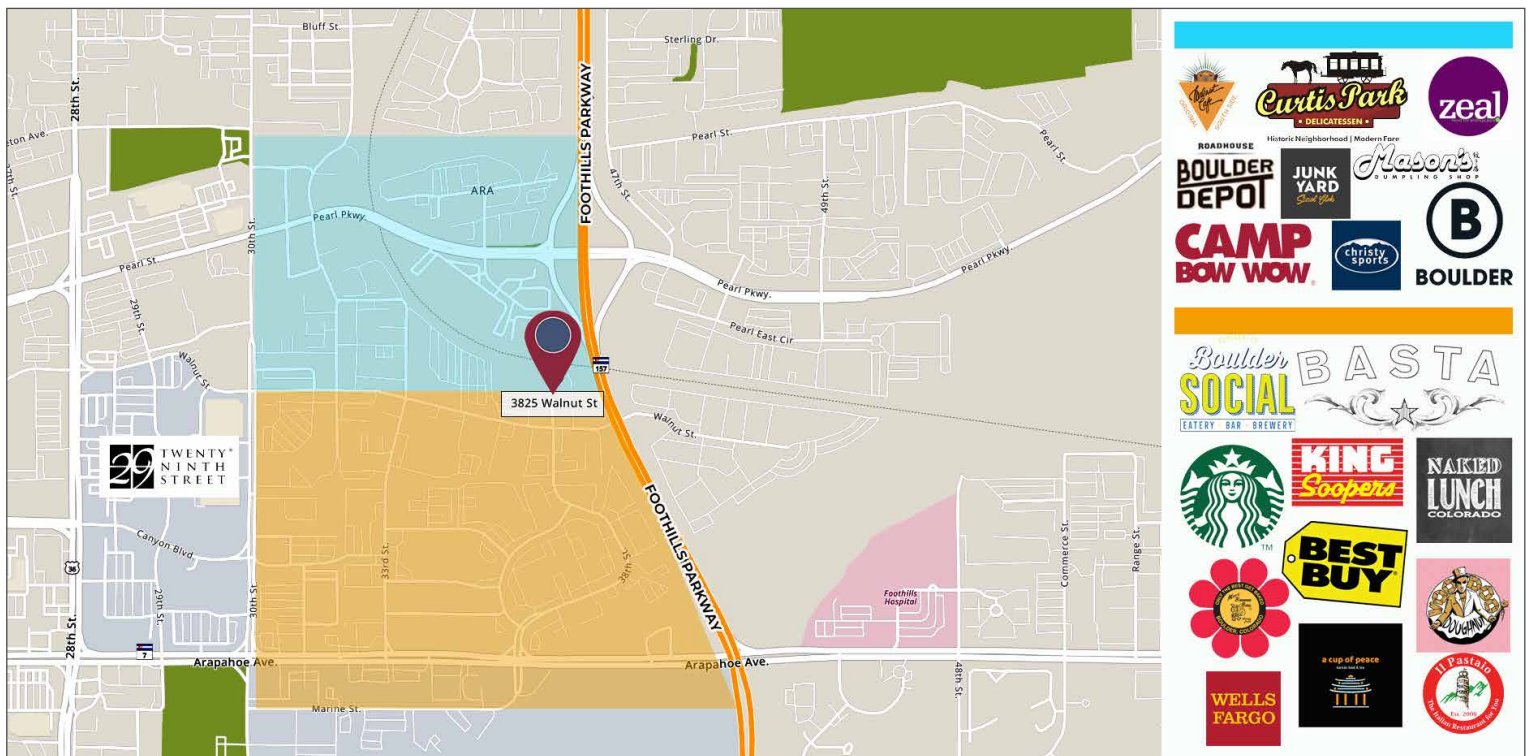


PROPERTY FLOOR PLAN



* Demising options upon request

PROPERTY LOCATION



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