



4725 Nautilus Ct S.

Boulder, CO

Industrial Flex Warehouse Lab Building For Sale or Lease

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Total Building Size	21,940 sq. ft.
For Sale	\$3,291,000 (\$150 / sq. ft.)
For Lease	3,830 - 18,120 sq. ft.
Lease Rate / sq. ft.	\$10.00 NNN
Expenses / sq. ft.	\$8.83*

**Not Including Utilities*

- For Sale or Lease Warehouse Flex Building with Lab Space
- **Unit 2** – Warehouse Space with Chain Link Fencing & One 10' Drive-In Door
- **Unit 3** – Clean Former Grow with Tons of Power, Water, HVAC, One Dock Door & One 10' Drive-In Door
- **Unit 4** – Clean Industrial Flex Space with Approx. 25% Office, One Grade-Level 10' Door & One Dock-High 10' Door
- Building Includes 2,100A 240V 3-Phase Power, Dock & Drive-In Loading, Full HVAC through Most of the Building & 13' Ceiling Clear Height
- 43 Parking Spaces on 1.54 Acres (67,018 sq. ft.)
- Located Next to Several Breweries & Central Gunbarrel Shopping District

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