

INDUSTRIAL/FLEX FOR LEASE 1770 38th St, Boulder

Summit Commercial Brokers
541 Main St, Suite B
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Great Exposure along
Foothills Highway!
(~46,000 vpd)



High Bay Boulder Industrial/Flex Space with Foothills Highway Frontage

1770 38th Street offers a highly functional industrial/flex space in one of Boulder's most accessible locations. The space features an efficient layout with existing office buildout and approximately 15%–20% office, with the balance configured as high-bay warehouse. With excellent loading, strong power, and flexible warehouse space, the property is well-suited for a variety of industrial, flex, light manufacturing, service, showroom, storage, and distribution-oriented uses.

Size	8,320 sf (demisable down to 4,160 sf)
Base Lease Rate	\$18.00/sf
NNN Expenses	\$10.29/sf (2026 est.)

- **Loading:** Three (3) 10'x 10' Grade-Level Overhead Doors
- **Ceiling Height:** 17'
- **Power:** 300 amps 208v 3 phase (possibility to upgrade power)
- **Zoning:** IG (Industrial – General) - City of Boulder
- Existing Office Buildout
- Ample Parking
- Excellent Frontage along Foothills Highway

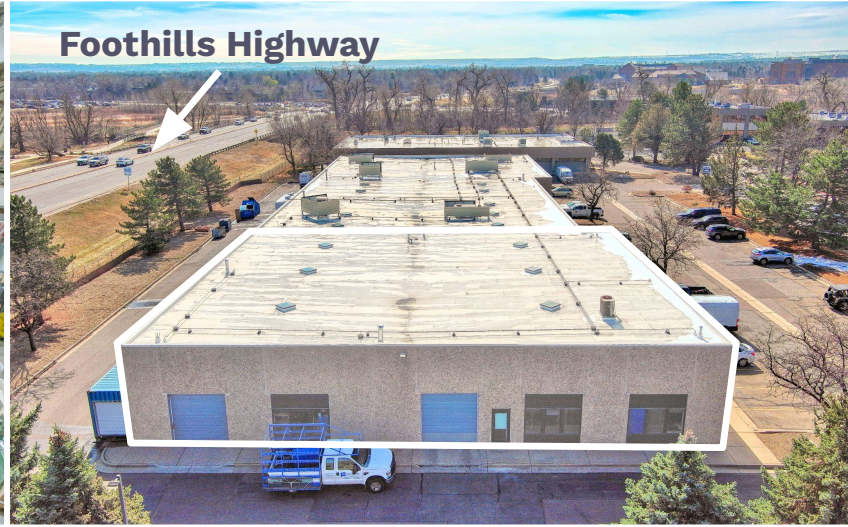


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Reach out for more information
and/or to set up a tour!

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