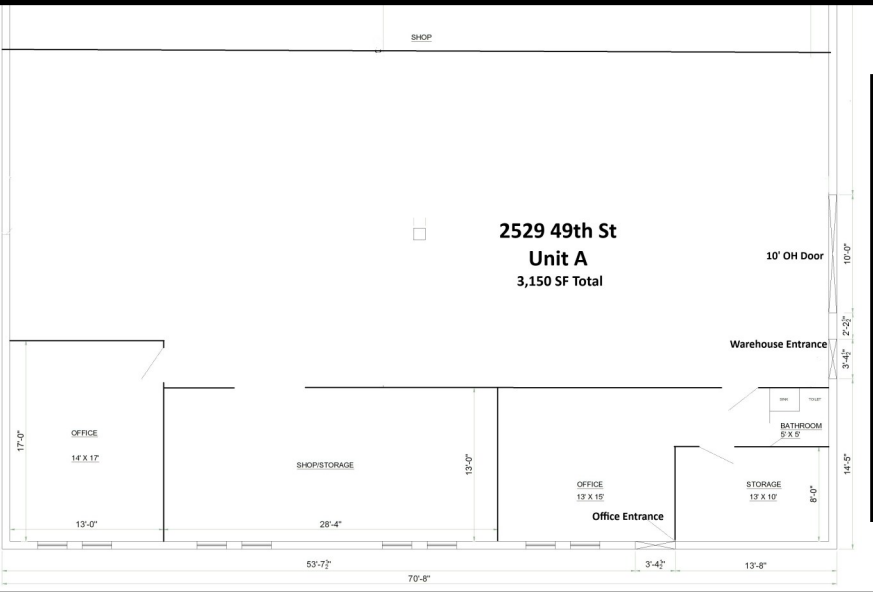
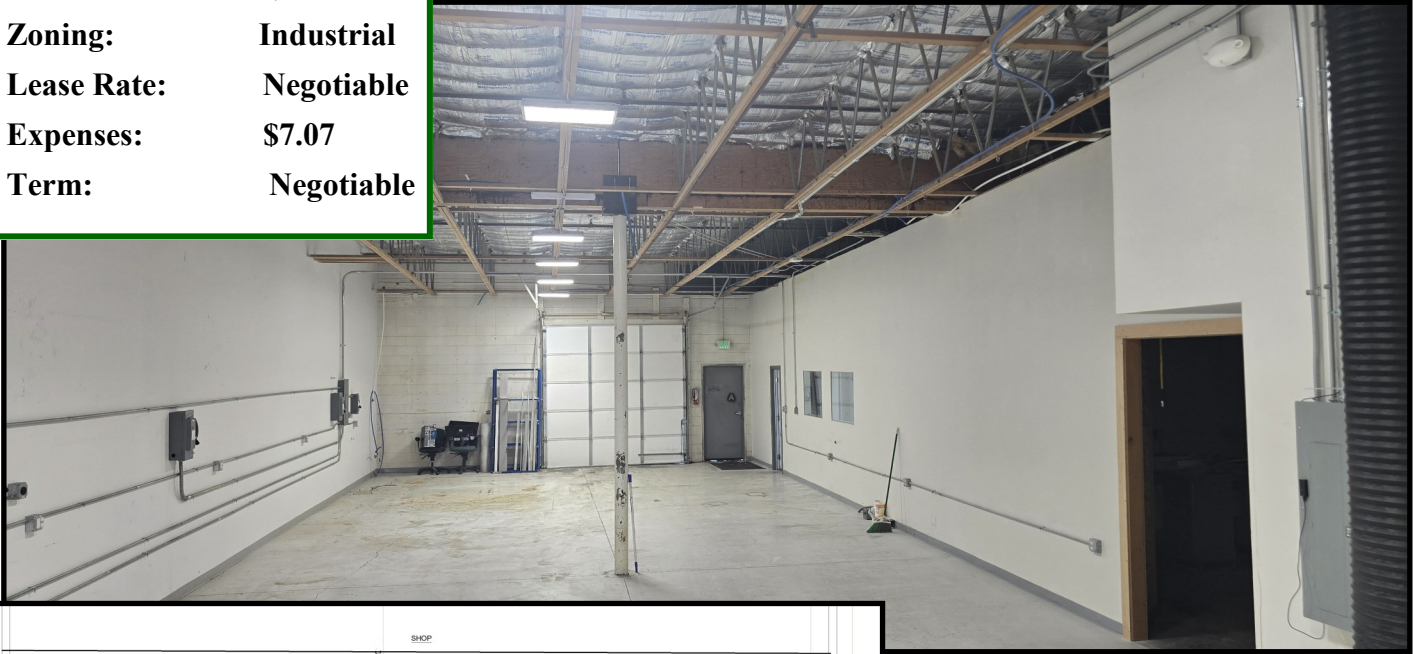


INDUSTRIAL FOR LEASE

2529 49th St, Unit A

City: Boulder
County: Boulder
Total Condo SF: 3,150 SF
Zoning: Industrial
Lease Rate: Negotiable
Expenses: \$7.07
Term: Negotiable

Smaller industrial space in an easily accessible Boulder Location. 13' to 14' clear height with one 10' overhead door. 2 offices, large storage/work area, warehouse and additional storage mezzanine.



IRWIN & HENDRICK—EAST

COMMERCIAL, LAND AND INVESTMENT REAL ESTATE

720 Austin Avenue, Suite 200, Erie, Colorado 80516

303-833-4454

www.irwin-companies.com

For Additional Information Contact:

Heath Irwin—303-833-4454 or heath@irwin-companies.com