

1501



INDUSTRIAL SPACE FOR SALE OR LEASE

1501 Lee Hill Drive

North Boulder

4,600 Square Feet Available

THE
W.W. Reynolds
COMPANIES

DETAILS

- * Units 10 & 11
- * 4,600 square feet
- * 85% food MFG, production, warehouse
- * 15% office
- * 18' clear Height
- * Two (2) 14' drive-in doors
- * Hood system, walk-in freezers & coolers
- * Extremely clean, operational food production facility; plug & play condition for a food user



SPACE NOTES



UNITS
10 AND 11



SIZE
4,600 SF

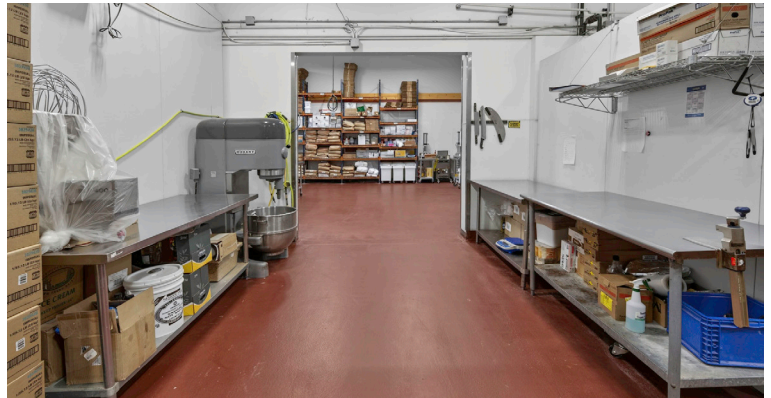


LEASE RATE
NEGOTIABLE

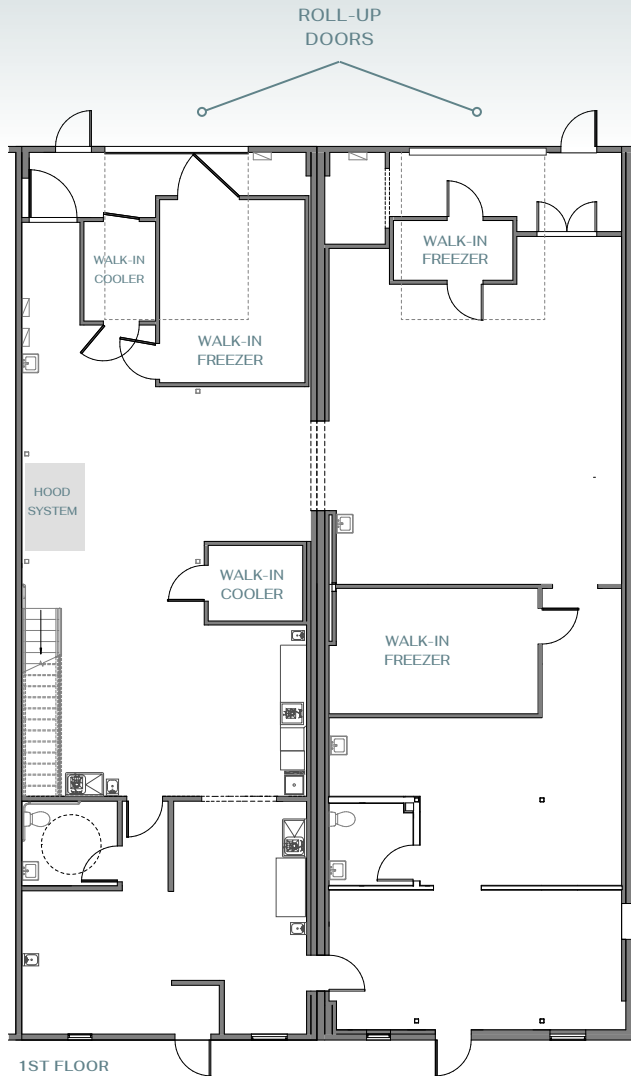


SALE PRICE
\$2,195,000

This turnkey food production facility is built for immediate use, eliminating the time and cost of a traditional build out. Fully equipped with commercial-grade infrastructure—including walk-in freezers, refrigeration units, prep sinks, and ovens—the space supports a wide range of culinary operations from day one. Designed for efficiency and compliance, it offers a streamlined workflow ideal for catering companies, meal prep services, food startups, or established operators looking to expand. Simply bring your team and ingredients—everything else is already in place.



INFRASTRUCTURE



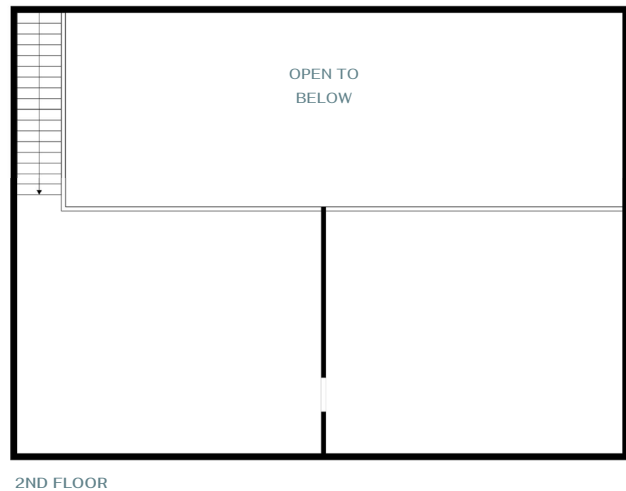
Unit 10

- + Walk-in cooler by SRC Refrigeration
6'8" x 8'8" | middle of room
- + Walk-in cooler by SRC Refrigeration
9' x 6'6" | back of room | attached to freezer
- + Walk-in freezer by SRC Refrigeration
16' x 12'10"

Unit 11

- + Walk-in freezer by Masterbilt
10'8" x 5'8"
- + Walk-in freezer by Masterbilt
17'4" x 9'10"
- + High hood low temp dish machine by ADS
- + Optional Revent gas double rack oven model 724G

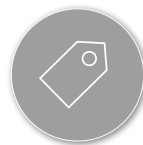
**More detailed information available upon request*



UNITS
10 AND 11



SIZE
4,600 SF



LEASE RATE
NEGOTIABLE



SALE PRICE
\$2,195,000

Chad Henry
chenry@wwreynolds.com

Drew Weiman
drew@wwreynolds.com

Mats Mallon
mats@wwreynolds.com

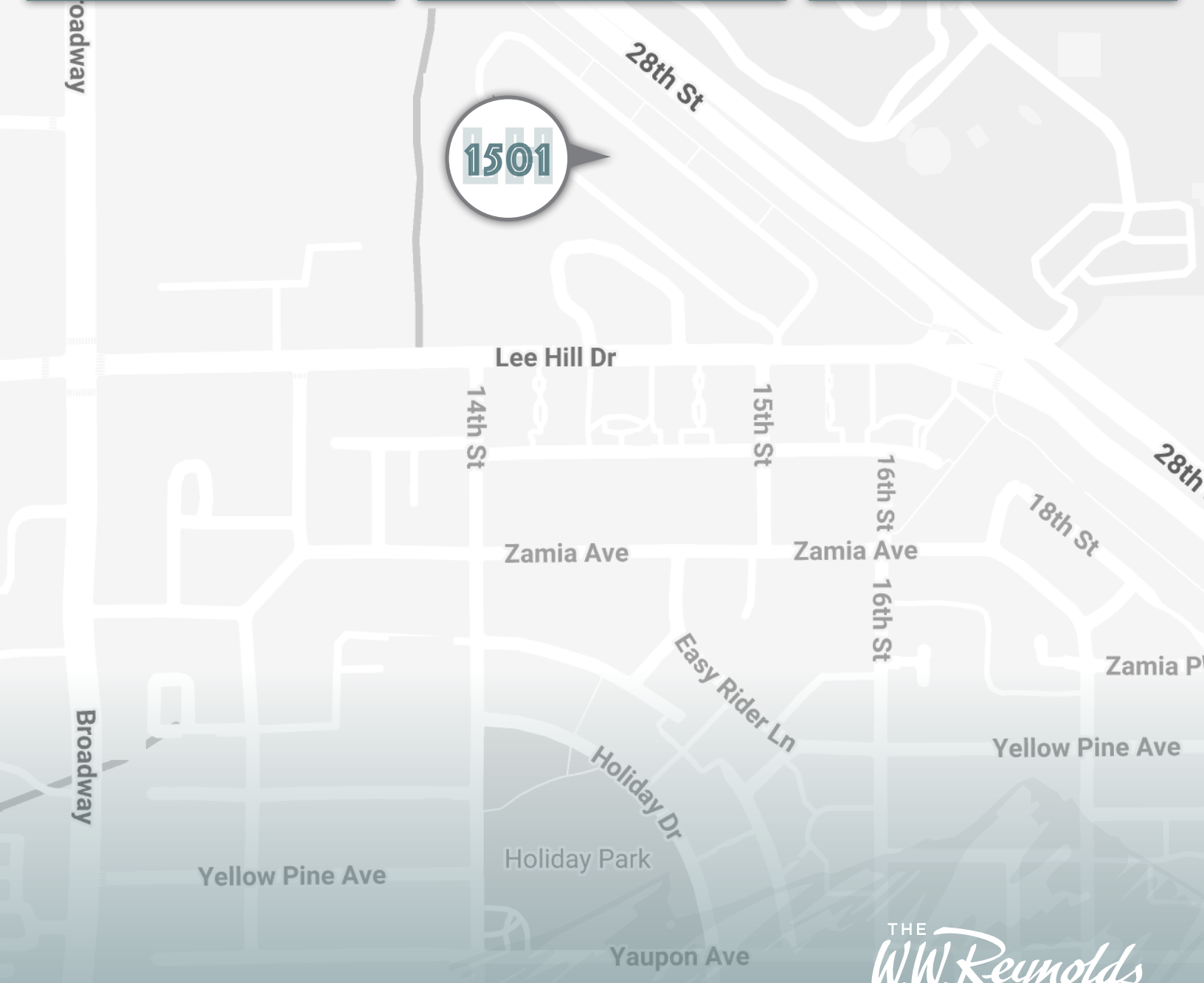
303-442-8687
www.wwreynolds.com

THE
W.W. Reynolds
COMPANIES

Laramie Blvd



LOCATION



1501

All information furnished regarding this property is obtained from sources deemed reliable. The W. W. Reynolds Companies makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

THE
W.W. Reynolds
COMPANIES