

# WAREHOUSE SPACE FOR LEASE

4635 Nautilus Court South, Boulder



## Property Highlights

Space Available:	10,713 square feet
Lease Rate:	\$7.00 NNN
Expenses:	\$3.25/SF plus utilities
Tenant Finish:	As-Is
Parking:	1 per 350 square feet
Year Built:	1980
Ceiling Height:	Approx. 17' 6"
Loading Doors:	1 Dock with Leveler & 1 Grade Level
Signage:	Monument Sign
Zoning:	IG-E

## Additional Information

10,713 SF space consists of mostly open warehouse space with 3 offices, kitchen and bullpen/reception area. Nicely finished offices and bathrooms with showers. Grounds are beautifully landscaped with mature trees and bushes. 100% sprinklered. Rare 70' - 74' clear span in building. Abundant electrical service available.

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