



4843 Pearl St

Boulder, CO 80301 (Boulder County) - Boulder Submarket



Warehouse



Property Summary

RBA (% Leased)	8,102 SF (46.7%)	Built	2006
Tenancy	Multiple	Available	2,160 - 4,320 SF
Max Contiguous	2,160 SF	Asking Rent	\$14.00 - 15.00 SF/yr/NNN
Clear Height	28'	Drive Ins	4 total
Docks	1 exterior	Levelers	None
Parking Spaces	16 (1.97/1,000 SF)		

Amenities

Front Loading

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
A1	Industrial	Direct	2,160	2,160	\$15.00 NNN	Vacant	2 - 5 Years	1	-

Open warehouse with ample natural light and retail type storefront. 26' ceilings. 2 bathrooms, 2 man doors and 2 10'x10' garage doors. Excellent space for flex use, warehouse/office and warehouse/retail. Garage door access on both North and South sides.



Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
B1	Industrial	Direct	2,160	2,160	\$14.00 NNN	Vacant	1 - 5 Years	-	-

Open warehouse suite with 1 bathroom, 1 man door, 2 10'x10' garage doors and 26' ceilings. North and South side garage doors for easy access, direct Flatirons views and good natural light.