



MAJOR PRICE REDUCTION
PRICE SLASHED FROM \$6,500,000 TO \$5,395,000 (\$210.30/SF)



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FLEX|OFFICE R&D|WAREHOUSE SPACE FOR SALE OR LEASE

**FOOTHILLS PARKWAY INDUSTRIAL PARK
4820-4830 STERLING DRIVE
BOULDER, COLORADO 80301**

Professional Flex/Office/R&D/Warehouse for sale or lease. 4820-4830 Sterling Drive is found in Foothills Parkway Industrial Park, a central boulder location with easy access to Foothills Parkway. The building is currently 70% leased. The space available has multiple private offices, a warehouse with 16 foot clear height, one drive-in loading door, two kitchenettes, and private restrooms.

Call us for more information and to set up a tour.

TERMS

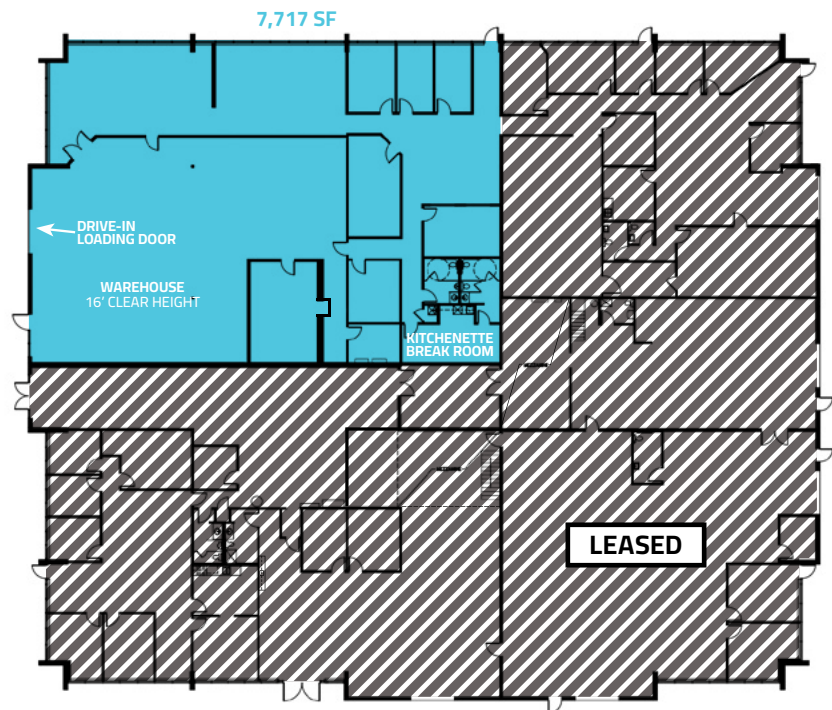
Price:	\$5,395,000 (\$210.30 / SF)
Building Size:	25,654 SF (Tax Records)
Land Area:	62,513 SF (1.44 Acres)
Vacant Space:	7,717 SF
Lease Rate:	\$14.95 / SF . / NNN
Expenses:	\$7.21/SF (Est. 2023)

PROPERTY FEATURES

- Flex office/R&D/warehouse spaces
- Central Boulder Location
- Easy access from Foothills Pkwy
- Unit has private restroom(s)
- 3 phase electrical
- Loading Doors in all units
- 16' clear height in the warehouse
- Ample on-site parking
- Tenant controls HVAC for 24/7 use
- Local ownership and management



FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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