



HUGE PRICE REDUCTION OF \$1,490,000!

NEW REDUCED PRICE: \$6,500,000

DEAN CALLAN

& COMPANY INC

BRIT BANKS

Senior Broker Associate

Direct: 303.945.2020

Cell: 303.903.9775

bbanks@deancallan.com

TORREY PATTERSON

Broker Associate

Direct: 720.826.2291

Cell: 303.514.4559

tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

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 54% 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.

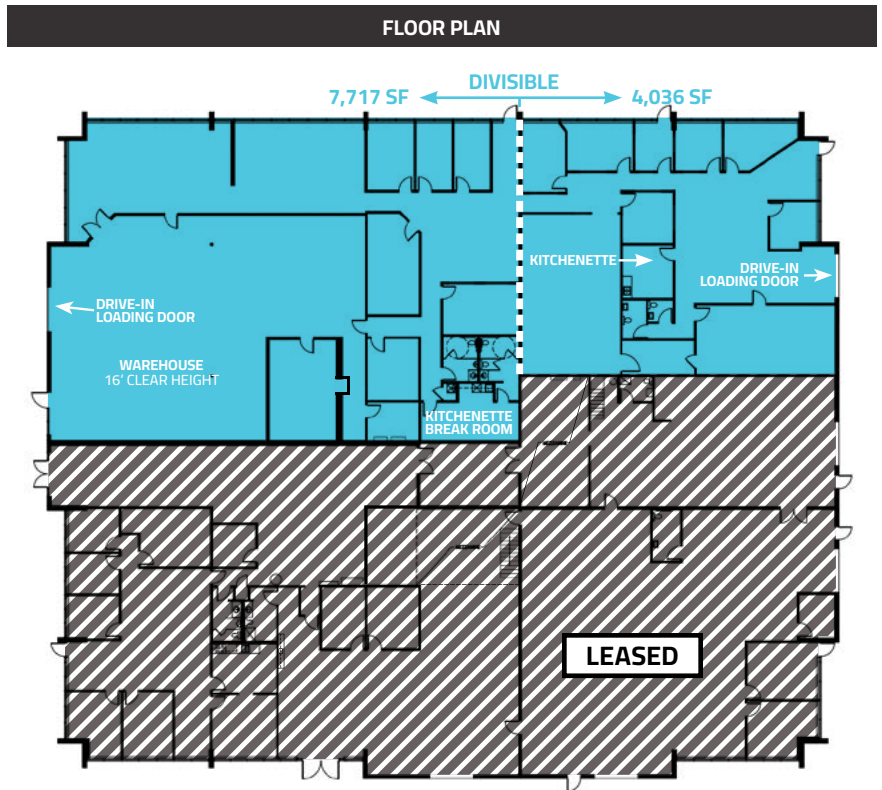
[Call us for more information and to set up a tour.](#)

TERMS

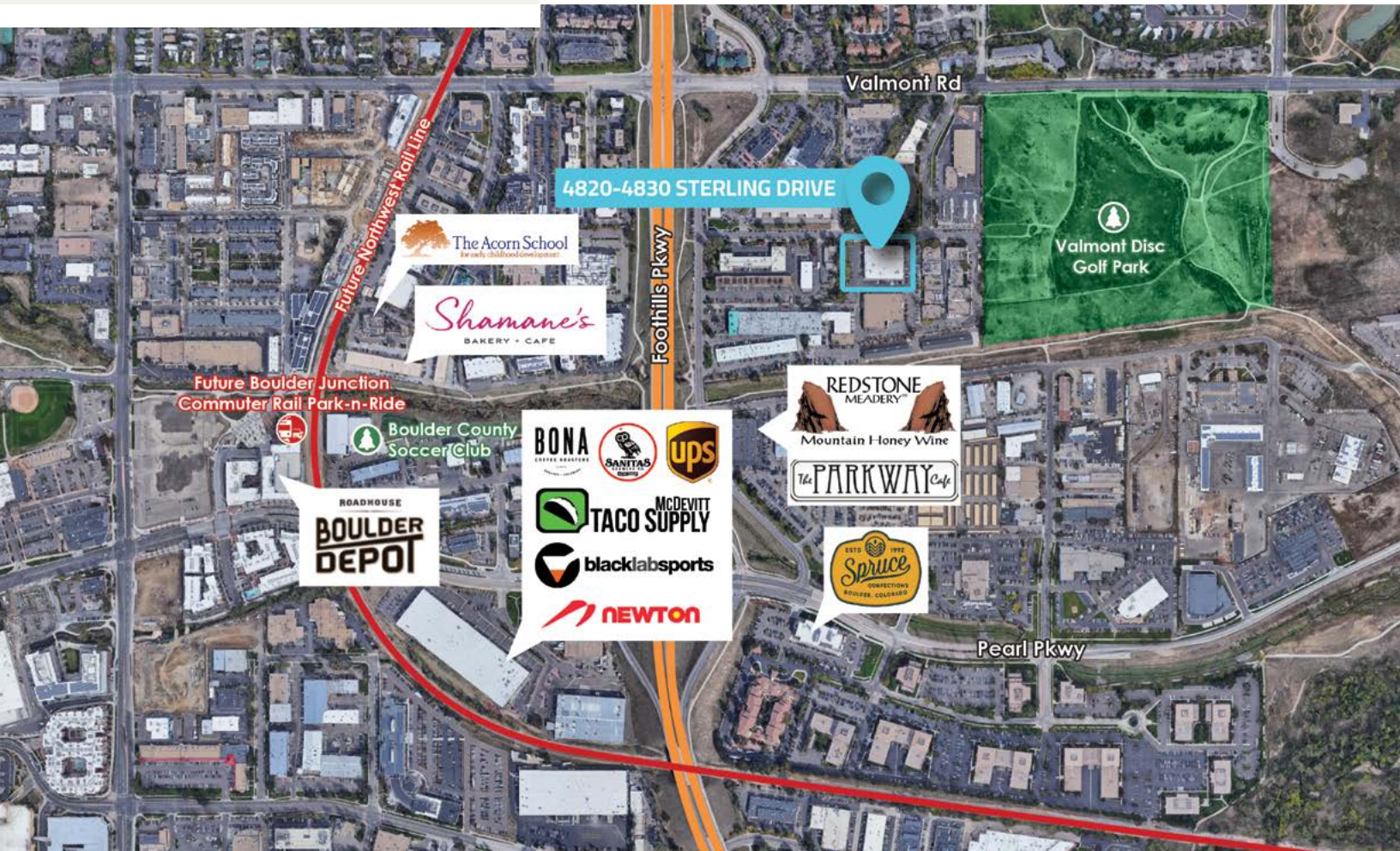
Price:	\$6,500,000 (\$253.37 / SF)
Building Size:	25,654 SF
Land Area:	62,513 SF (1.44 Acres)
Vacant Space:	11,753 SF (Divisible)
Lease Rate:	\$12.95 - \$14.95 / SF . / NNN
Expenses:	\$7.21/SF (Est. 2023)

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



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.



BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
52,637	122,601	243,211

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
49,759	103,800	156,953

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
22,604	51,560	100,217

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$94,941	\$113,180	\$124,671

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.