

4750 Walnut St - Bldg E

Boulder Ind Submarket • Boulder, CO 80301



Building Type:	Class B Flex
Status:	Built in Aug 1999
Tenancy:	Multi
Size:	45,192 SF
Stories:	2
Land Area:	65,340 SF (1.50 AC)
Total Avail:	11,925 SF Avail
% Leased:	73.6%
Ceiling Height:	10'0"-18'0"
Column Spacing:	-
Drive Ins:	1 tot./10'w x 10'h
Loading Docks:	1 ext

Landlord Rep:	-
Developer:	-
Management:	The W.W. Reynolds Companies, Inc.
True Owner:	Unico Properties LLC
Recorded Owner:	Upi & P7 Pearl East Lic
Expenses:	\$6.01/SF (2014)
Parcel Number:	1463280-14-005
Total Spaces:	1
Smallest Space:	11,925 SF
Crane:	-
Rail Line:	None
Cross Docks:	None
Const Material:	-
Utilities:	Gas; Heating; Sewer; Water

Parking:	Ratio of 4.00/1,000 SF
For Sale:	Not For Sale

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 1st	11,925 SF	11,925 SF	11,925 SF	\$16.00/nnn	Vacant	Negotiable	Direct
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