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# Natural Grocers

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PREPARED BY:

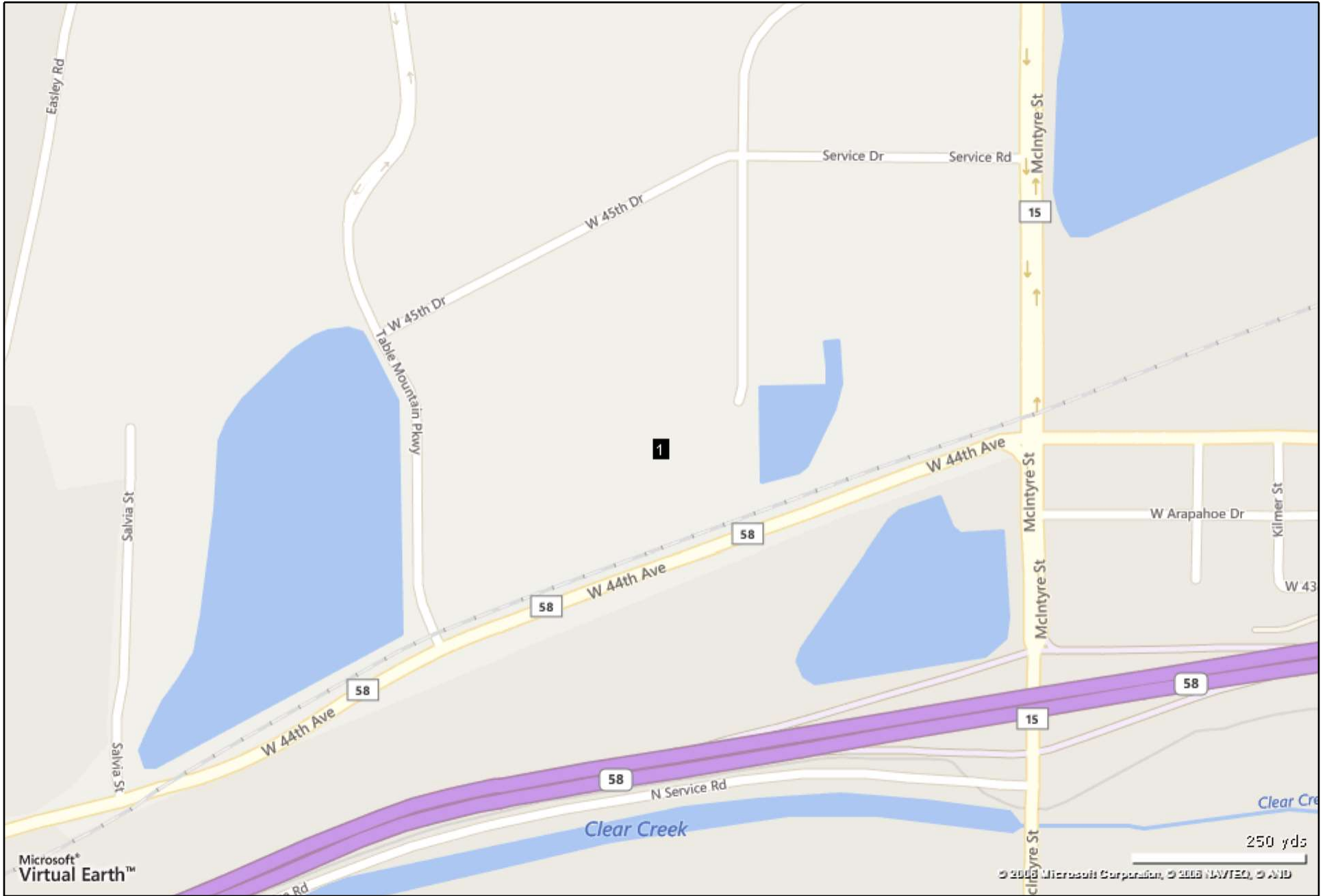


**Rare Space Inc.**

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Location: **West Denver Ind Cluster**  
**West Denver Ind Submarket**  
**Jefferson County**  
**Golden, CO 80403**

Management: -  
 Recorded Owner: **Bolder QRS 11-44, Inc.**

Ceiling Height: **32'0"**  
 Column Spacing: **45'w x 45'd**  
 Drive Ins: **3 - 14'0"w x 18'0"h**  
 Loading Docks: **8 ext**  
 Power: **4000a/277-480v 3p**

Expenses: **2014 Tax @ \$1.02/sf, 2011 Est Tax @ \$0.87/sf, 2011 Est Ops @ \$0.99/sf**  
 Parcel Number: **30-243-01-010**  
 Parking: **189 free Surface Spaces are available; Ratio of 1.26/1,000 SF**

Building Type: **Class A Manufacturing**

Status: **Built 1997**  
 Tenancy: **Single Tenant**

Land Area: **375,052 SF**  
 Stories: **1**  
 RBA: **149,762 SF**

Total Avail: **No Spaces Currently Available**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **-**