

3640 WALNUT STREET

BOULDER INDUSTRIAL INVESTMENT OR OWNER/USER OPPORTUNITY

CONTACT:

[CHRIS BOSTON, CCIM](#)

OR [STACEY HUTTON](#)

(303)442-1040

WWW.GIBBONSWHITE.COM

BUILDING SIZE:	19,343 SF
SALE PRICE:	\$2,480,000 (\$128/SF)
NOI:	\$189,466
CAP RATE:	7.64%



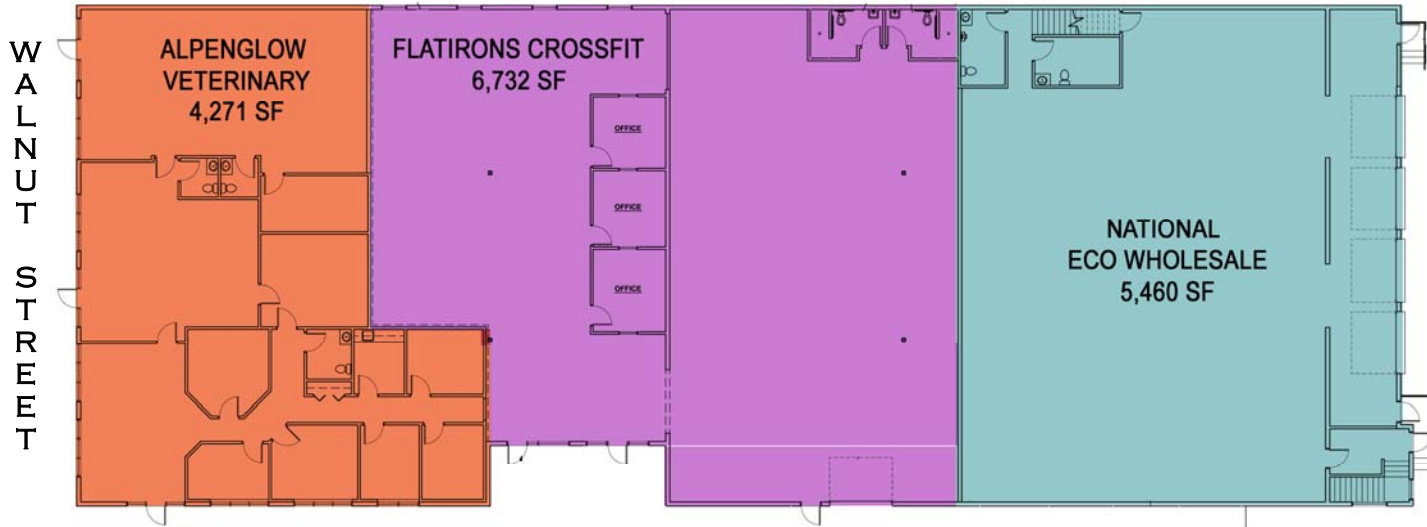
- BUILDING WAS SIGNIFICANTLY REMODELED IN 2006/2007 USING ALL **"GREEN MATERIALS"**
- GREAT CENTRAL BOULDER LOCATION JUST EAST OF THE NEW 29TH STREET MALL - WITH FANTASTIC EXPOSURE TO WALNUT
- NEW SOLAR ARRAY INSTALLED IN 2007. CAPABLE OF PRODUCING APPROX 30 KILOWATTS PER MONTH WITH AN AVERAGE MONTHLY SAVINGS OF \$500 - \$700 PER MONTH
- 18' CLEAR HEIGHT; 5 DOCK HIGH DOORS & 1 DRIVE-IN DOOR
- LARGE FENCED IN YARD
- NATIONAL ECO WHOLESALE WOULD MOVE OUT OF THEIR PREMISES FOR AN OWNER/USER



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN