



340

S. TAYLOR AVE.

LOUISVILLE, CO 80027

1

BUILDING

17,800

SQUARE FEET

1.10

ACRES

1995

YEAR BUILT

100%

OCCUPIED

1

TENANT

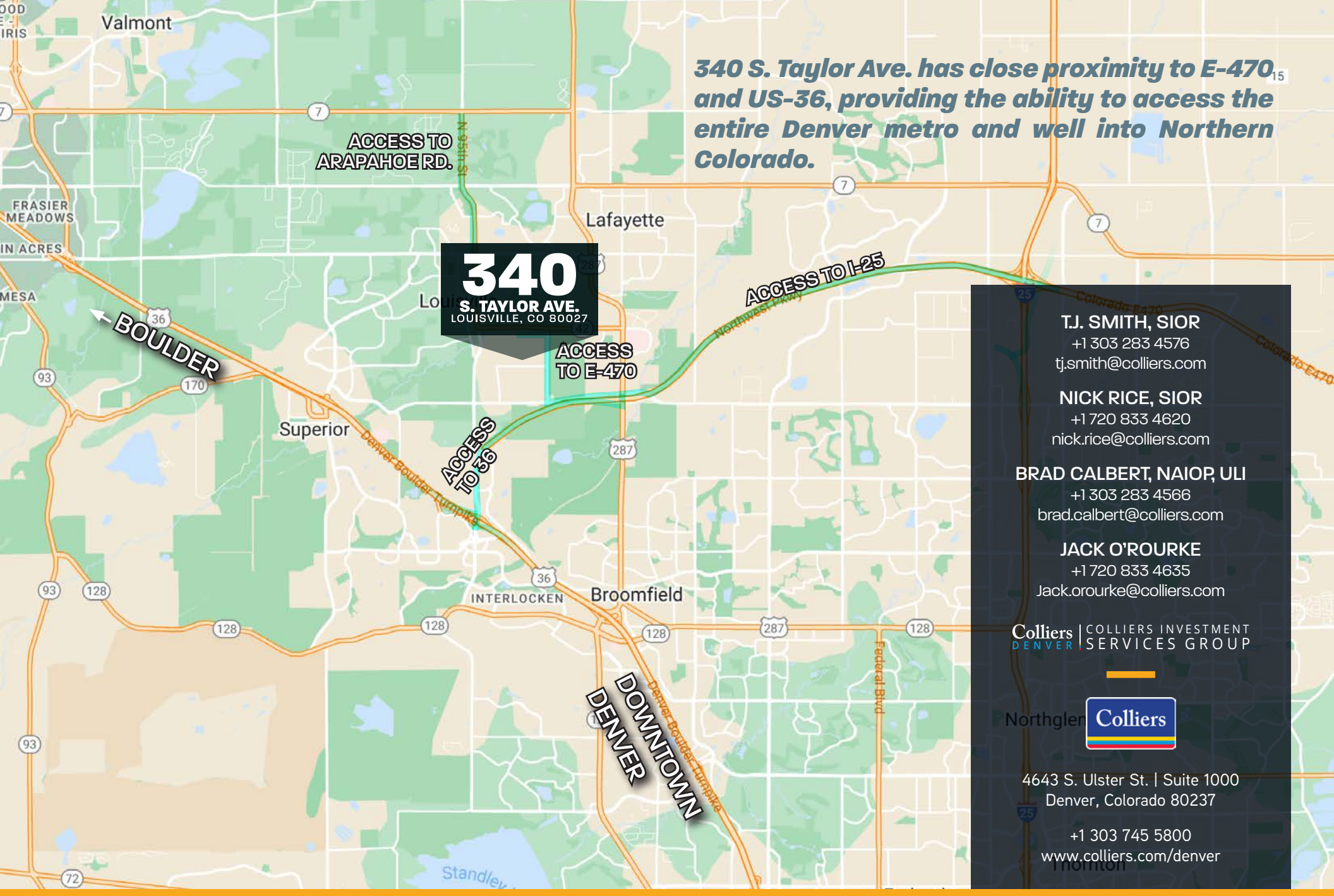
340 Taylor Avenue represents a well-located, single-tenant industrial building totaling 17,800 SF within the premier Colorado Technology Center in Louisville, part of Denver's Northwest Industrial Submarket. The surrounding area is widely recognized as one of the most affluent markets in the country, characterized by strong executive and employee housing communities, nearby area amenities, and proximity to Boulder, Metro Denver, and the growing Northern Colorado corridor.

The Property was constructed in 1995 and is currently 100% leased to a single tenant in the beverage industry on a long-term lease expiring in July 2032, providing investors with strong contractual cash flow supported by 3.00% annual rent escalations through 2032.

INVESTMENT HIGHLIGHTS

- **Located in the Colorado Tech Center**, the premier industrial hub of Northwest Denver and known as the "Silicon Valley of the Rockies".
- **Close proximity** to E-470 and US-36, providing the ability to access the entire Denver metro and beyond.
- **Robust demographic and amenity profile** coupled with premier executive housing options near one of the most expensive home markets in the country in Boulder.
- **Directly in the path of growth** as the population shifts further north from Denver.
- **Significant tenant buildout** - "sticky tenant" with high probability of renewal in mission critical location.
- **Highly specialized asset** supported by a long-term, committed tenant
- **Flexible building configuration** that could be demised to two tenants.

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340 S. Taylor Ave. has close proximity to E-470¹⁵ and US-36, providing the ability to access the entire Denver metro and well into Northern Colorado.

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