

573 Arthur Avenue
Louisville, CO 80027

For Sale
\$1,799,900
For Lease
\$14.00 sq/ft



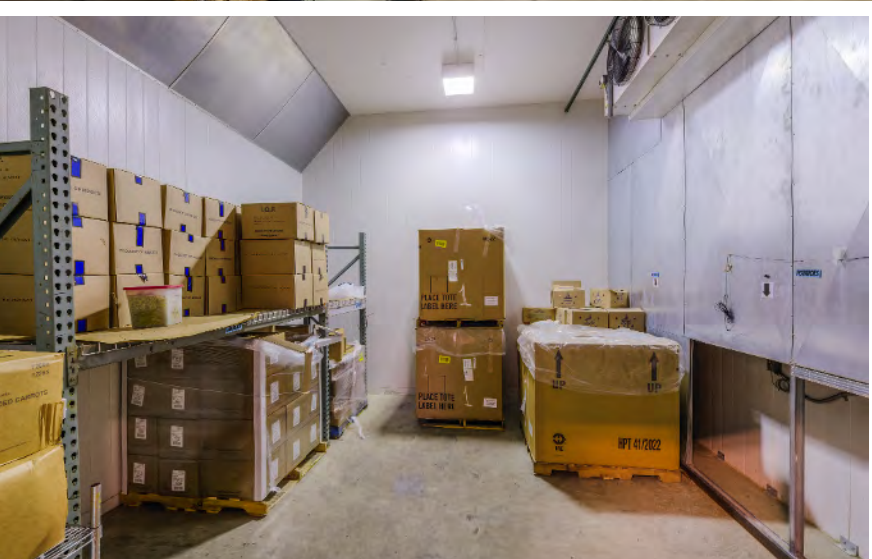
Summary

MOVE IN READY - FOOD STORAGE AND PROCESSING FACILITY.

- Free standing well maintained building located in the CTC.
- 12' dock high overhead door, 16' ceilings, floor drains, two reefers and one freezer, new roof.
- Approx. 3,600 sq/ft of warehouse space plus a large reception area, conference room and break room and private closed door office.
- Plenty of parking.
- Easy access to US 287.
- Close to bike paths with a quick ride to downtown Louisville.

Details

Bldg Sq/Ft	7,744 sq/ft
Warehouse	3,600 sq/ft
Processing/Warehouse	3,264 sq/ft
Office	336 sq/ft
Freezer	544 sq/ft
Zoning	Industrial/NEC
Power	3 phase, 120/240 v (400 amps).
Ceiling Height	16'
Year Built	1992
Taxes	34,811 (2021)
Lot Size	.86 acres
Water Tap	3/4"
HOA Fees	\$180.00/yearly
Overhead Door	One 12' dock high
Parking Spaces	12
Floor Drains	Yes
NNN	\$6.66

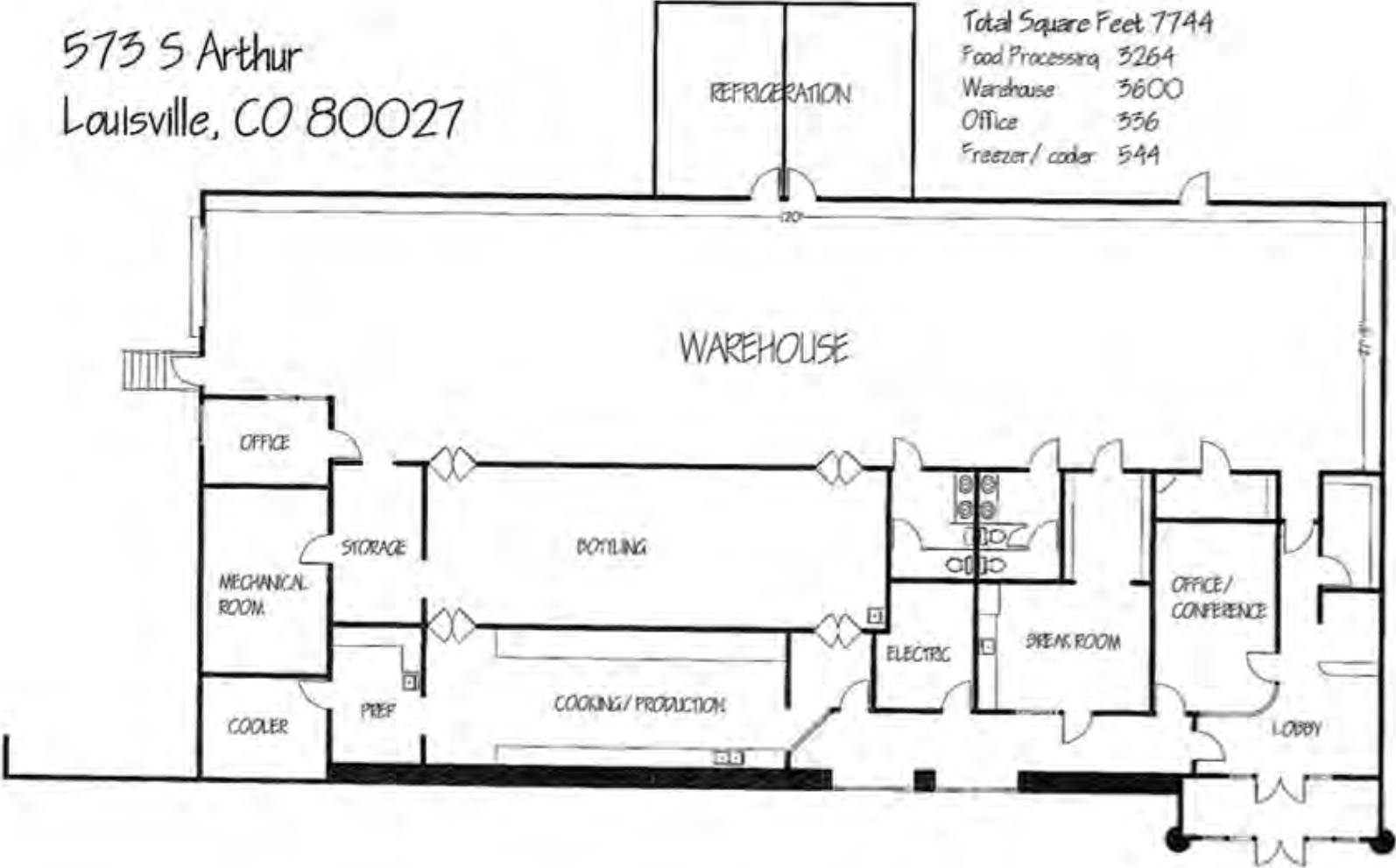




Floor Plan

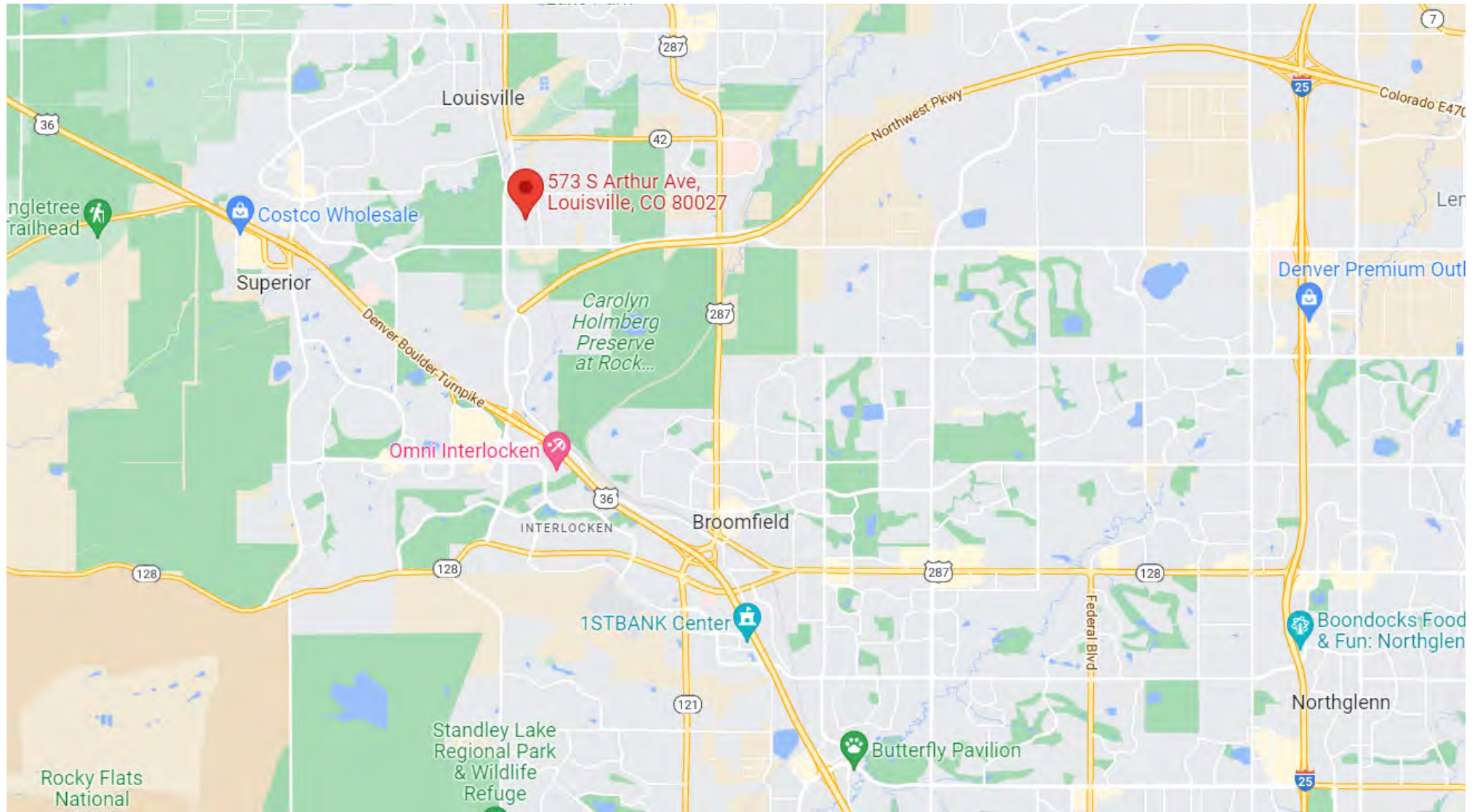
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Total Square Feet 7744
Food Processing 3264
Warehouse 3600
Office 336
Freezer/ cooler 544

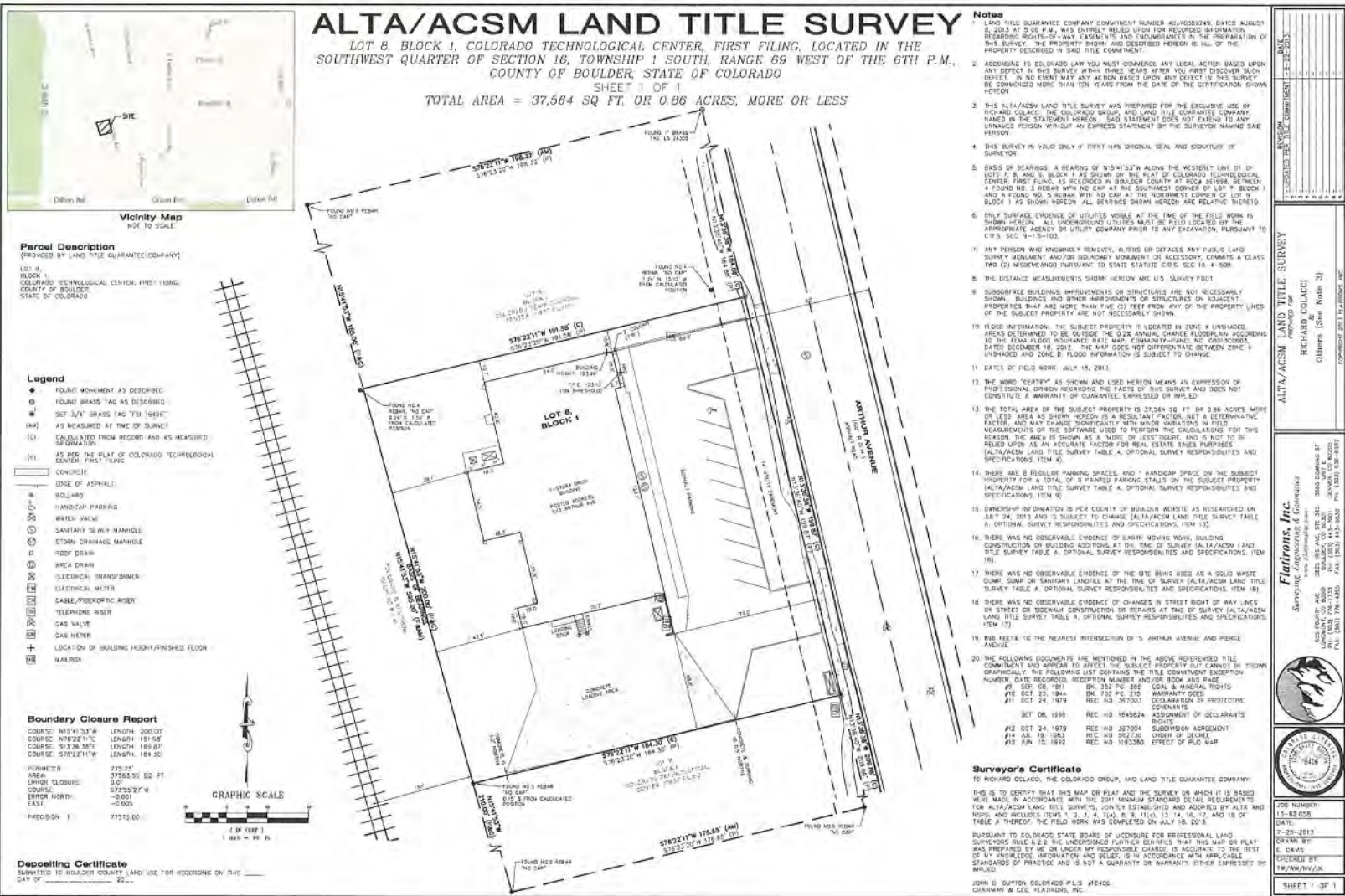


For illustration only; Buyer must verify all measurements.

Map



Site Plan



573 Arthur Avenue
Louisville, CO 80026



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