

573 Arthur Avenue  
Louisville, CO 80027

For Sale

\$1,799,900

For Lease

\$14.00 sq/ft



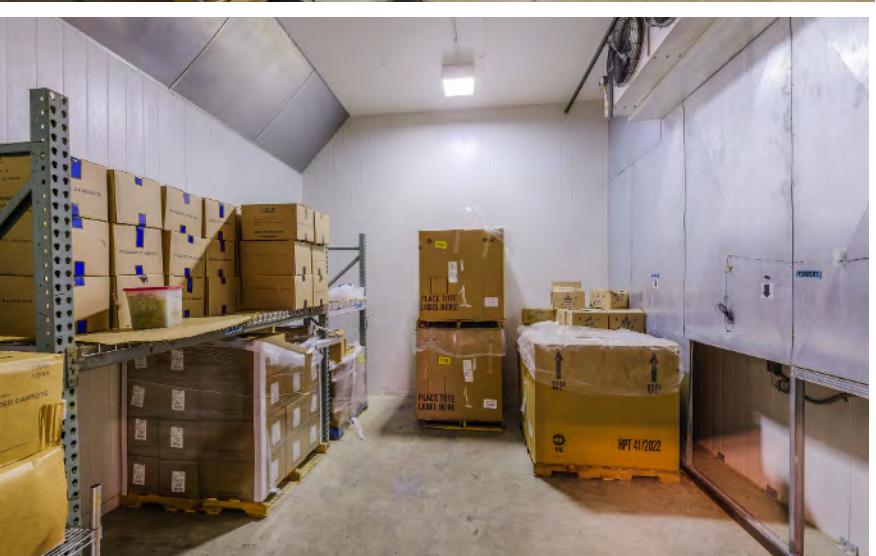
# Summary

## 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

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





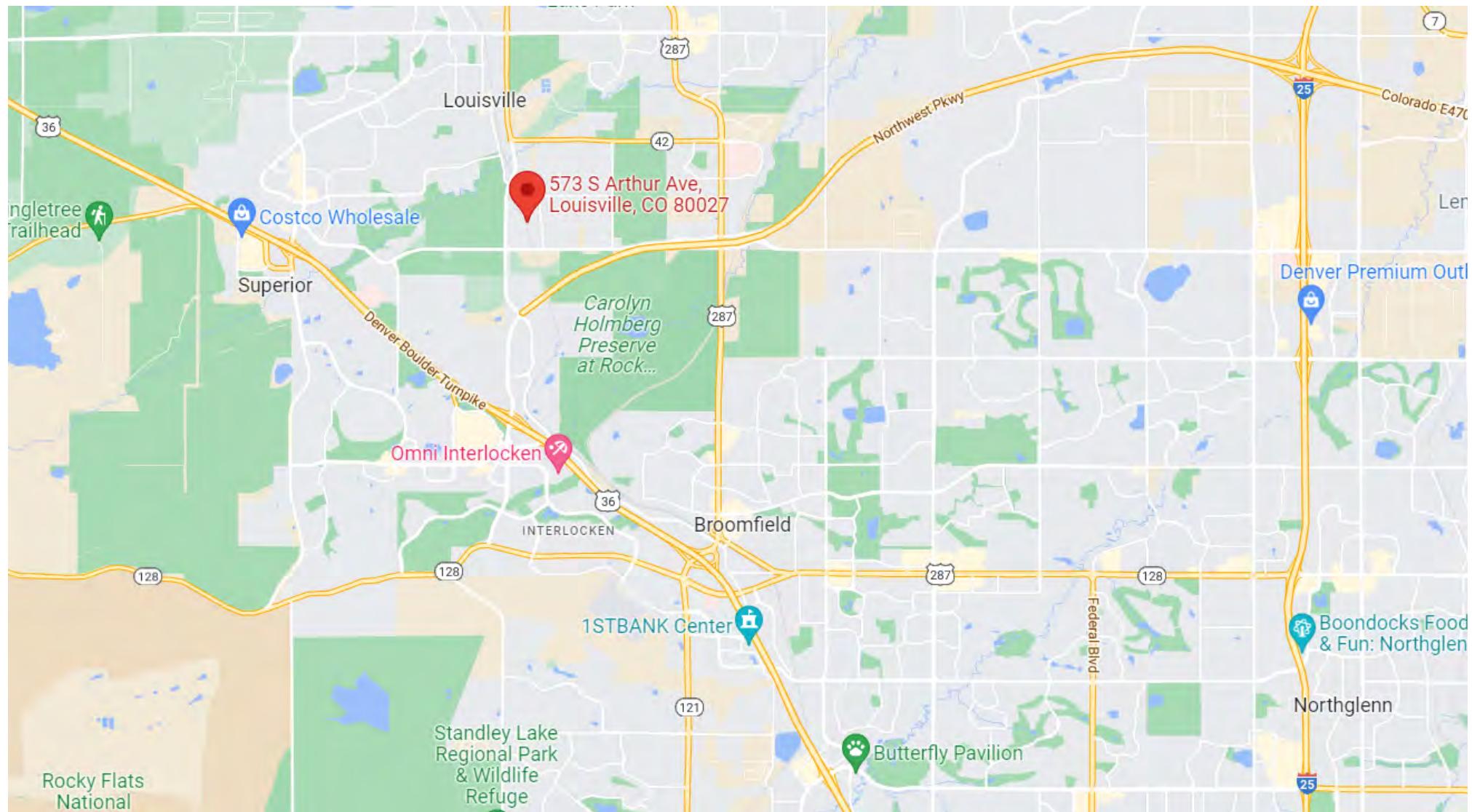
# Floor Plan

573 S Arthur  
Louisville, CO 80021

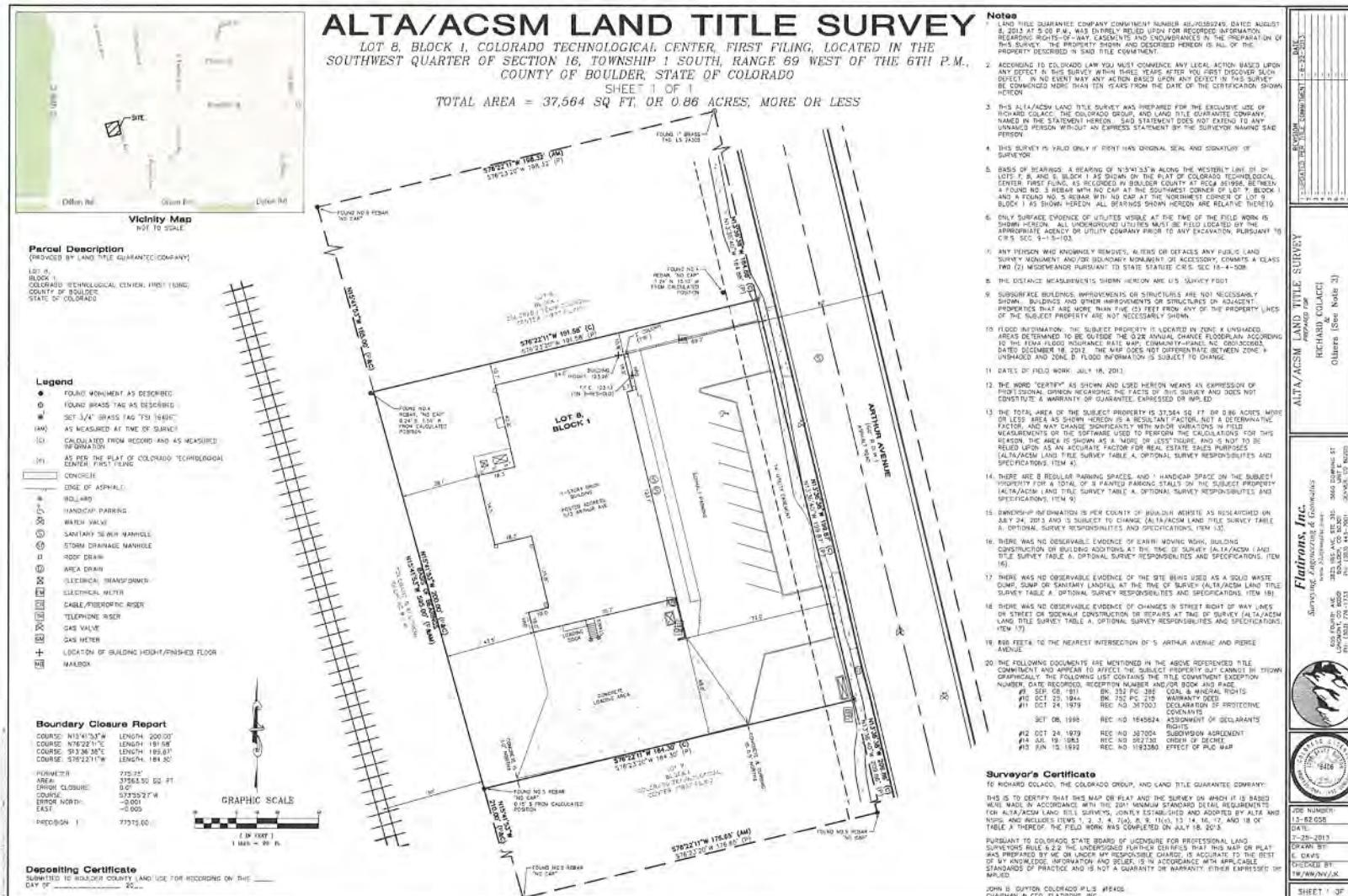


*For illustration only. Buyer must verify all measurements.*

# Map



## Site Plan



573 Arthur Avenue  
Louisville, CO 80026



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