

1558 Cherry Street

Louisville, CO 80027

INDUSTRIAL/FLEX BUILDING
24,366 SF



FOR SALE OR LEASE





PROPERTY HIGHLIGHTS

1558 Cherry Street is a rare stand-alone industrial building in the highly coveted Colorado Technology Center (CTC). The property features 10,848 SF of two-story office space and 13,518 SF of warehouse space with abundant power and dock-high and drive-in loading capabilities.

Building Size	24,366 SF	Site Size	2.35 Acres
Office Size	10,848 SF (Two-Story)	County	Boulder
Warehouse Size	13,518 SF	Zoning	(I) Industrial
Clear Height	22'	Mill Levy	90.131
Year Built	1997	Parking	39 Surface Parking Spaces
Power	2,000 Amps, 208 & 480 Volt (to be verified)	Sprinkler	Yes
Loading	One (1) Drive-In Two (2) Dock-High		

SALE PRICE: CONTACT BROKERS | LEASE RATE: CONTACT BROKERS

1ST FLOOR

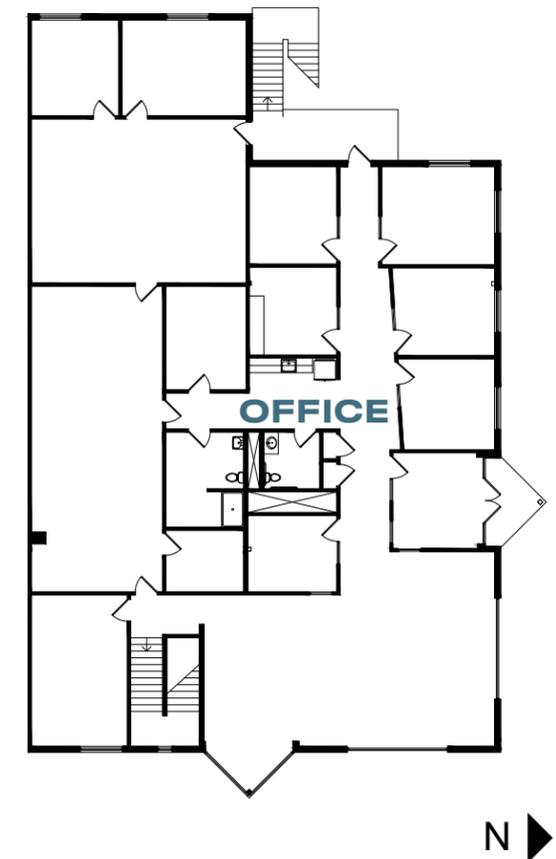
TOTAL FIRST FLOOR: 18,512 SF
WAREHOUSE: 13,518 SF
OFFICE: 4,994 SF

22' CLEAR



2ND FLOOR

OFFICE: 5,854 SF



- Rare stand-alone industrial building
- 39 Surface Parking Spaces



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