

405 S. PIERCE AVENUE

LOUISVILLE, CO 80027



PROPERTY DESCRIPTION

Great opportunity to lease or purchase a well maintained freestanding in the desirable CTC. The roof, HVAC equipment, and parking lot have recently been repaired/replaced. Roughly 15% newly remodeled office space with the balance being high-bay warehouse with five drive-in loading doors (12' x 14'). It was built in two phases and would allow for two users to occupy the building for an owner/user looking to occupy a portion of the building and offset occupancy costs with rental income.

PROPERTY HIGHLIGHTS

- Located in Colorado Tech Center
- 5 Oversized drive-in doors (12' x 14')
- Ample on-site parking
- High Ceilings - Approximately 16'
- Newer roof and HVAC
- 27 surface parking spaces
- Fire Sprinklered
- 800 amps, 120/208 volt, 3 Phase Power

OFFERING SUMMARY

Sale Price:	\$3,850,000
Lease Rate:	\$16.00 SF/yr (NNN)
2024 Triple Nets:	\$7.50 PSF
Building Size:	14,850 SF
Lot Size:	54,626 SF
County:	Boulder
Zoning:	Industrial per the City of Louisville
2023 Property Taxes:	\$70,707.92



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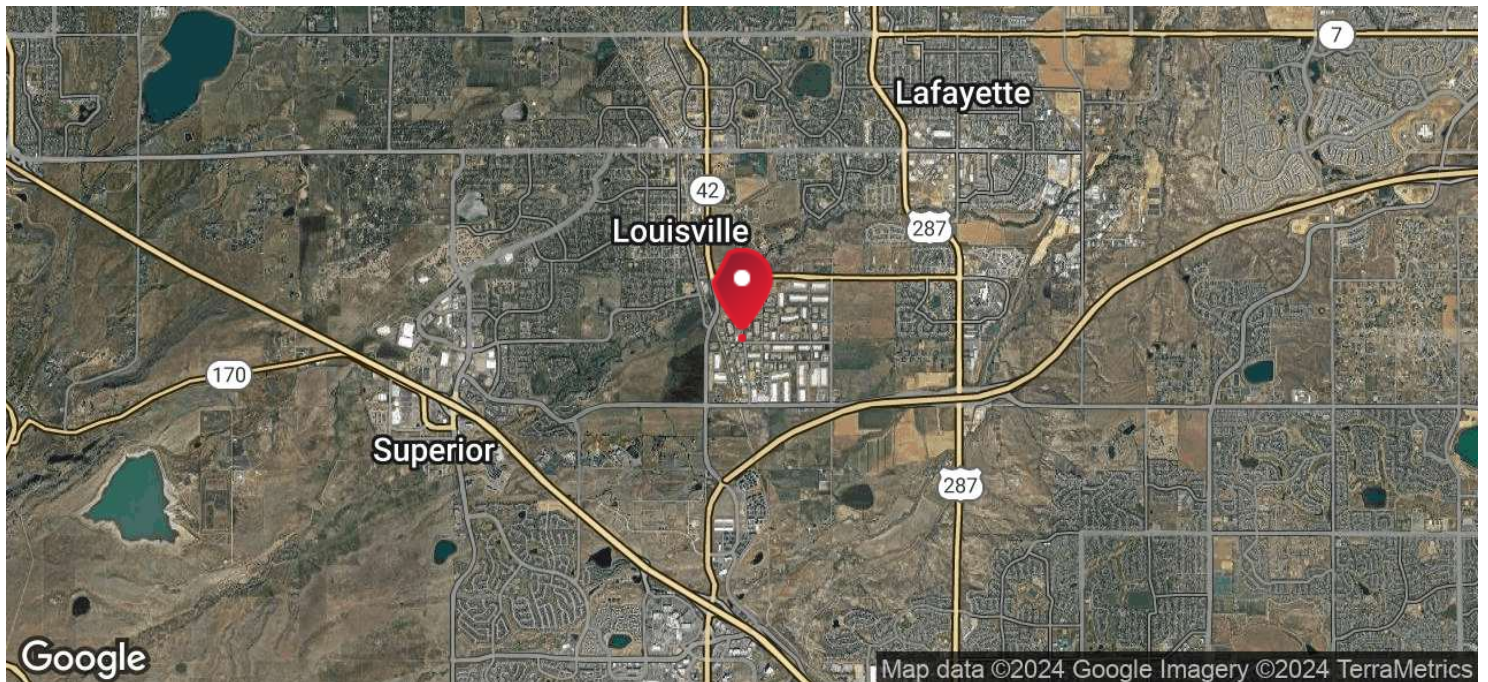
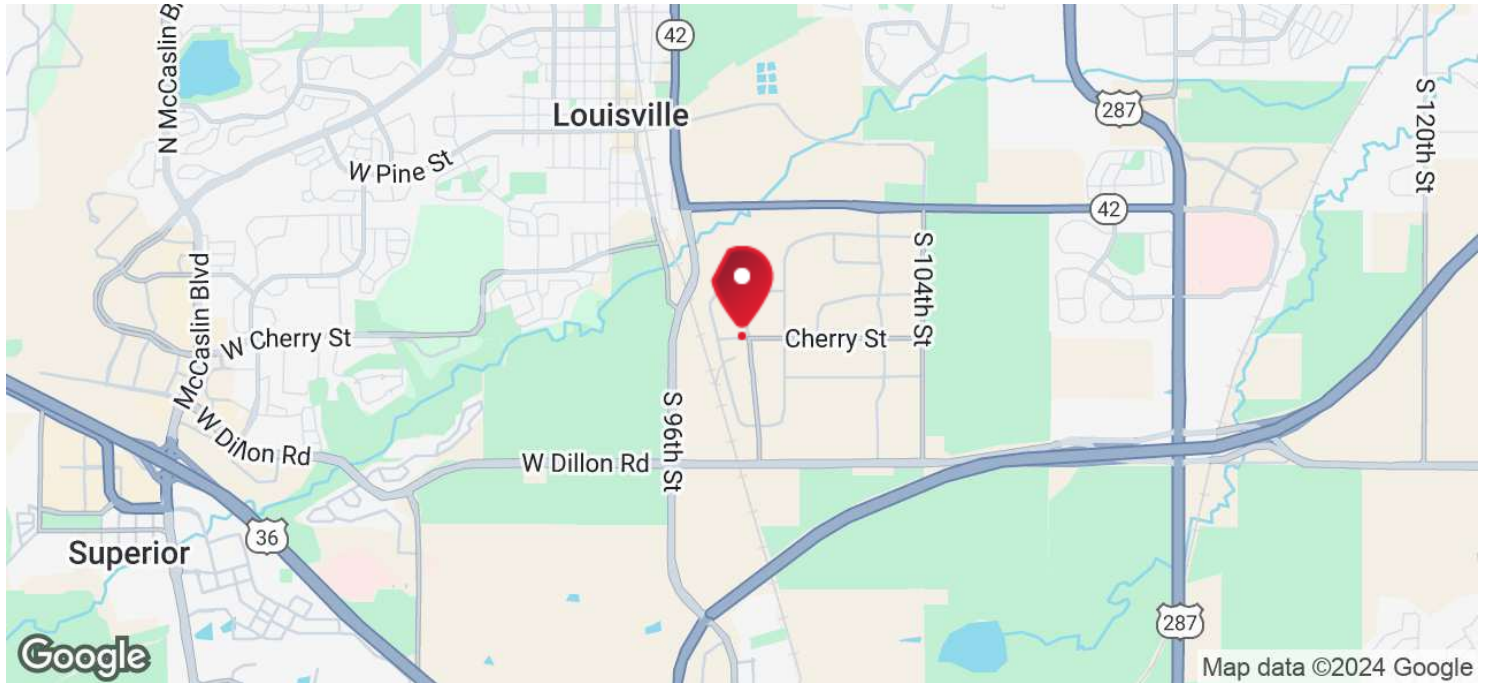
FOR SALE/LEASE

APPROXIMATELY 14,850 SF INDUSTRIAL BUILDING

AERIAL MAP

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