

CTC WAREHOUSE / COLD STORAGE FOR SUBLEASE

1850 Dogwood Street, Louisville, CO 80027



1850 DOGWOOD STREET



ABOUT THE BUILDING

1850 Dogwood Street is a single tenant industrial building for lease in Boulder County's premier industrial business park, The Colorado Tech Center. The building provides a good location with easy access in and out, close proximity to Northwest Parkway, I-25, DIA, Louisville, Superior, Highway 36 and an 18 minute drive to Downtown Boulder.

The building boasts 18' - 20' clear height, 2 dock high doors, 2 drive-in doors and a substantial amount of warehouse and cold storage area.



P. 303-449-2131
3101 Iris Avenue | Suite 240
Boulder, CO 80301
www.coloradogroup.com

P. 303-442-8687
1320 Pearl Street | Third Floor
Boulder, CO 80302
www.wwreynolds.com

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DETAILS



SIZE

58,901 SF



RENT

\$14 NNN



AVAILABLE

Immediately



EST. OP EX

\$7.88 / SF (not including utils / trash)



TERM

Thru 7/25/2029



CEILING HEIGHT

18' - 20' clear



COLD STORAGE

Refrigerator & freezer



POWER

3 phase, 4,000 amp
277 / 480 volt

4 wire

Single phase, 1,500 amp

277 / 480 volt

3 wire



LOADING

2 dock high doors

2 drive-in doors



WADE ARNOLD

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THE
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COMPANIES

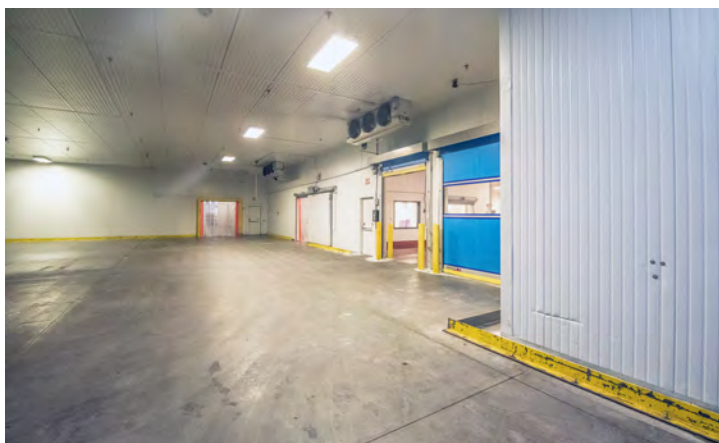
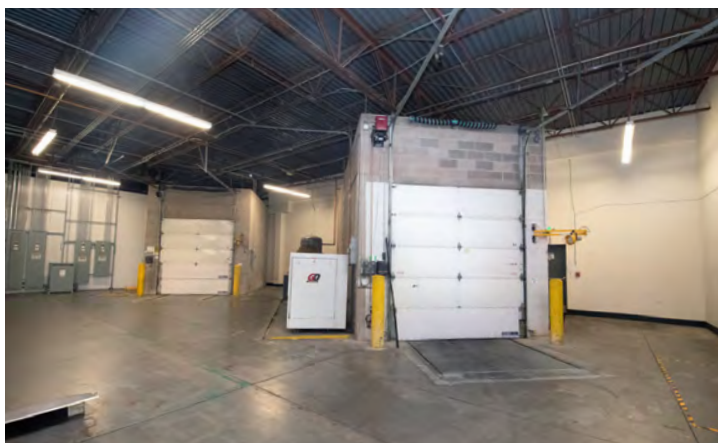
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DETAILS



SPACE NOTES

This large industrial / flex building offers a highly functional floor plan providing plenty of warehouse space, cold storage space (both refrigerator & freezer) and office space. With good clear height, heavy power, two dock high doors and two drive-in doors, 1850 Dogwood Street also provides easy access and a great opportunity to lease a full building in the highly sought after Colorado Tech Center.



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PHOTOS



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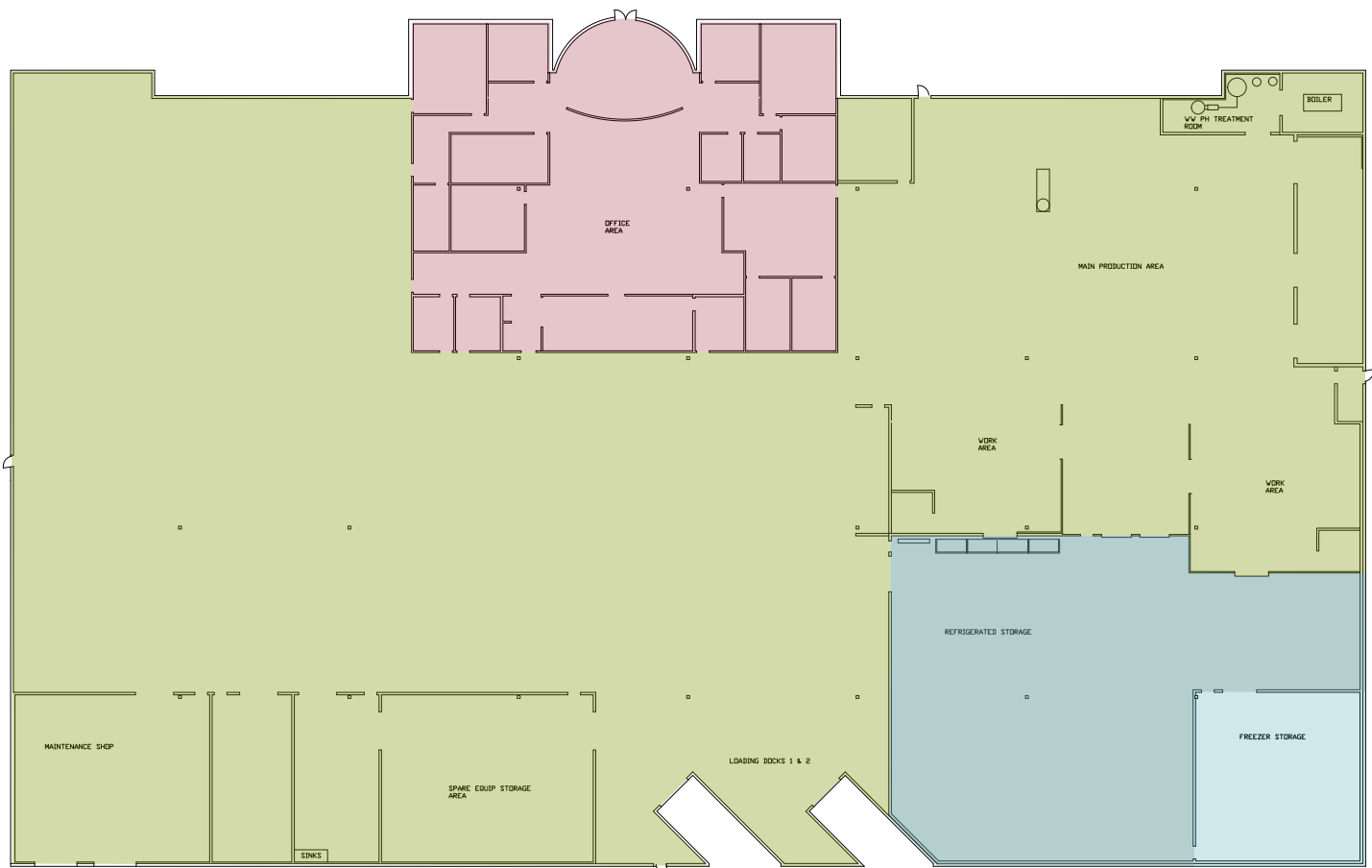
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FLOOR PLAN



TOTAL BUILDING AREA | 58,901 SF

-  **WAREHOUSE AREA | 42,901 SF**
-  **REFRIGERATED STORAGE | 6,500 SF**
-  **FREEZER STORAGE | 1,500 SF**
-  **OFFICE AREA | +/- 8,000 SF**

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LOCATION



LOCATION NOTES:

Well located in the Colorado Tech Center, 1850 Dogwood Street provides a good location with easy access in and out of the center and close proximity to the Northwest Parkway, Highway 36, Louisville, Superior and a short drive to Downtown Boulder. The Colorado Tech Center is ideally located and surrounded on three sides by Boulder County open space restricting future developments.

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