

**Industrial /
Warehouse
For Lease**

405 S Pierce Ave
Louisville, CO



Industrial Flex Space in the Colorado Tech Center

Prime opportunity to lease versatile industrial warehouse space with office area in the highly sought-after Colorado Tech Center (CTC) in Louisville.

This well-maintained property features three adjoining warehouse units that can be leased together or separately, offering flexibility for single or multi-tenant occupancy. The space includes three drive-in doors (12' x 14'), 3-phase power, and ceiling clearances ranging from 10' to 17', ideal for light manufacturing, storage, or distribution uses.

Property Details:

- Available: 1,759-5,290 SqFt
- Lease Rate: \$15/SqFt + NNN
- NNN Est: \$8.56/SqFt
- Zoning: Industrial - Louisville
- Fire Sprinklered
- Three drive-in doors (12' x 14')

For More
Information
Please
Contact



Jim Thomas

Broker Associate

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For Showings: 303.543.0625



RE/MAX Alliance | 4770 Baseline Rd #220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

Warehouse A

- 1,760 SqFt
- 2 Drive-In Doors (12'x14')
- 1,375 SqFt of lofted storage
- 17' Ceiling clearance

Warehouse B

- 1,485 SqFt
- 10' Ceiling clearance

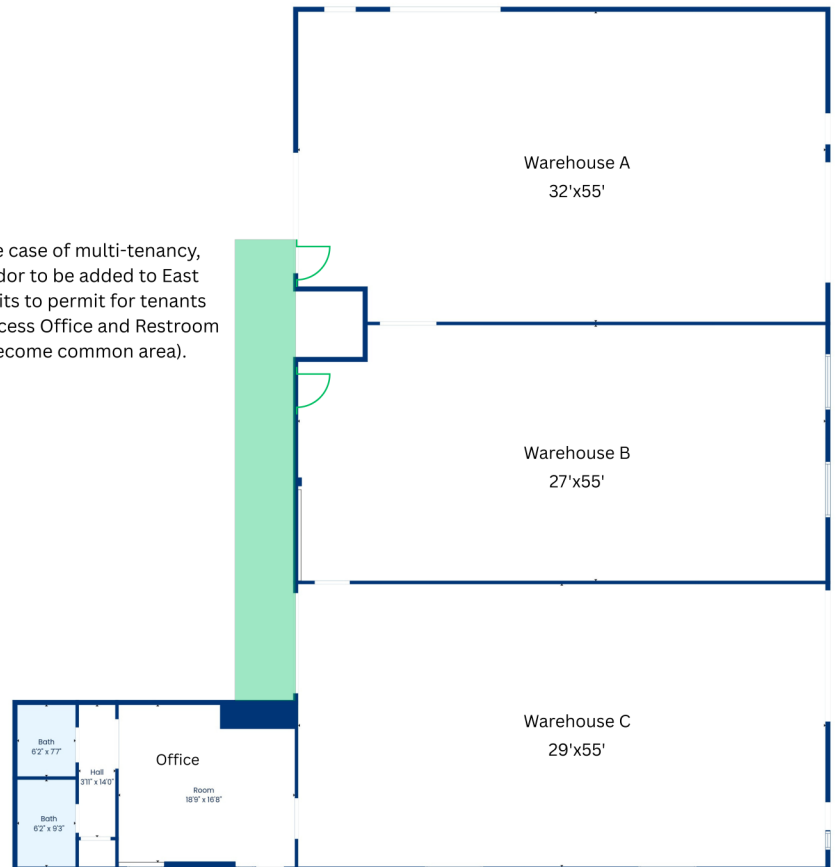
Warehouse C

- 1,595 SqFt
- 1 Drive-in door (12'x14')

Office:

- 500 SqFt

In the case of multi-tenancy,
corridor to be added to East
of units to permit for tenants
to access Office and Restroom
(to become common area).



Space	USF	RSF
A	1,760	1,941
C	1,595	1,759
AB	3,245	3,579
BC	3,080	3,397
ABC (Single Tenant)	5,290	5,290

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TRAFFIC COUNTS:
S 96th St & Dillon Rd

- Avg. 18,315
Daily Volume

Demographics	1-mile	3-mile	5-mile
2024 Est. Population	2,077	66,593	123,213
2029 Proj. Population	2,074	67,484	127,269
2024 Est. Households	818	27,666	50,075
2029 Proj. Households	815	28,133	51,834
2024 Est. Average HH Income	\$137,989	\$133,072	\$138,507
2024 Est. Median HH Income	\$108,064	\$105,498	\$110,290
2024 Est. Median Housing Value	\$762,135	\$685,982	\$676,444

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