



## 312 CTC Blvd

Louisville, CO

### Industrial / Flex Building for Lease or Sale in CTC

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Property Info & Gallery

View Map

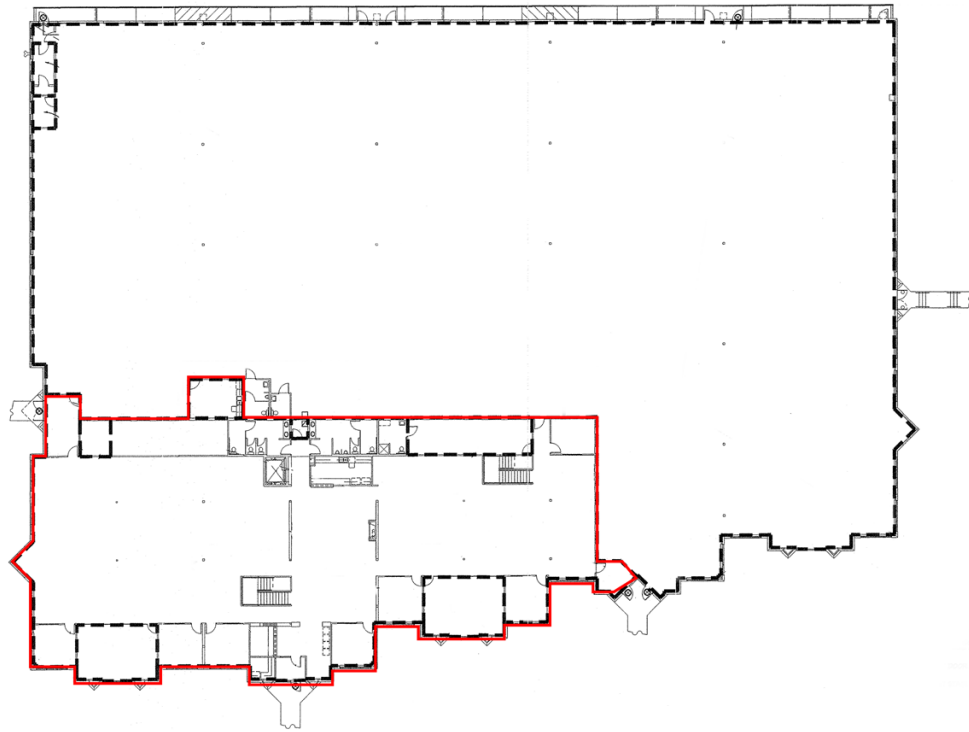
Available Space	62,223 sq. ft.
Lease Rate / sq. ft.	\$16.50 NNN
Sale Price	\$15,555,000 (\$250 / sq. ft.)
Expenses / sq. ft.	\$7.66*

*\*Not Including Utilities*

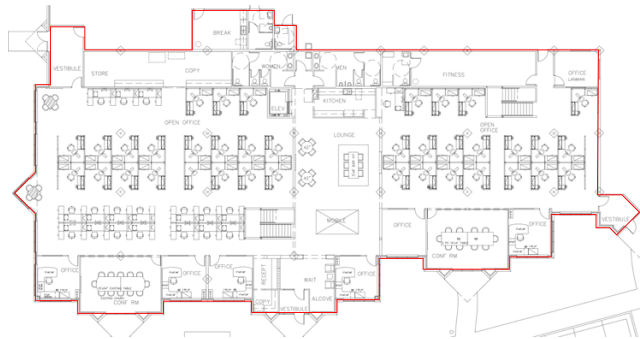
- Warehouse/Manufacturing Space - 20' Clear Height with Cooling Throughout the Building
- Situated on a Large Lot with Great Truck Access Featuring 8 Dock-High Loading Doors & 5 Drive-In Doors
- Building is Served by 1200 Amps, 277/480-Volt, 3 Phase Power (To be Verified by an Electrician)
- Office Space Split Across Two Floors with Elevator Access & Consisting of Open Bullpen Areas, Private Offices & Conference Rooms, Kitchens & Breakrooms with High End Finishes Throughout
- Built in 2016 with 134 Parking Spaces
- Conveniently Located in the Colorado Tech Center with Easy Access to Hwy 36, NW Parkway & Hwy 287
- Minutes Away from Downtown Louisville with Restaurants & Many Amenities

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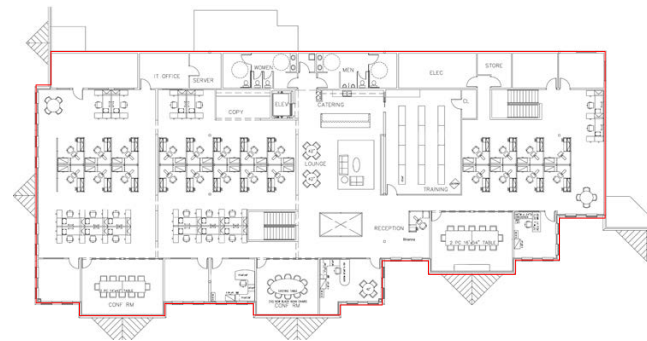
62,223 sq. ft.

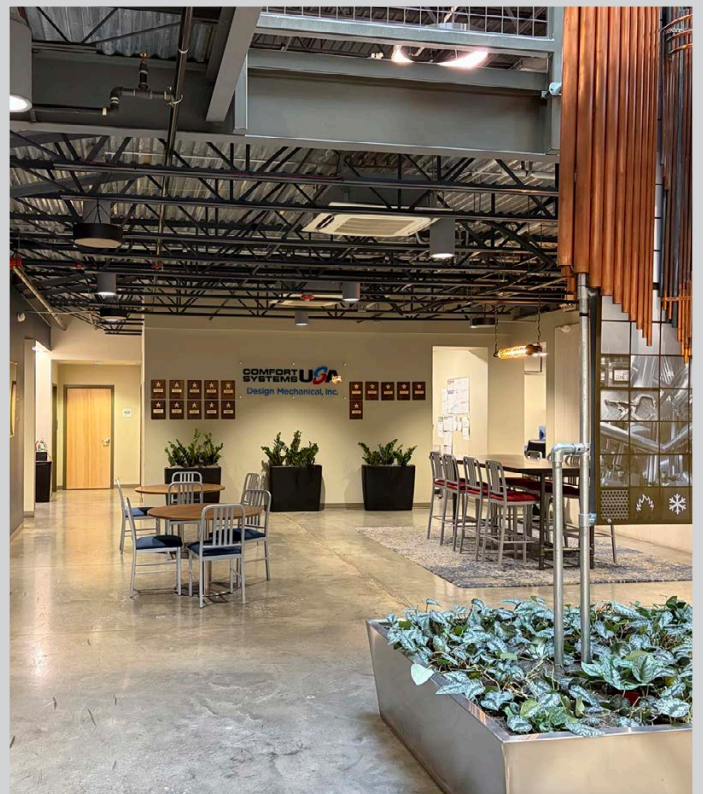
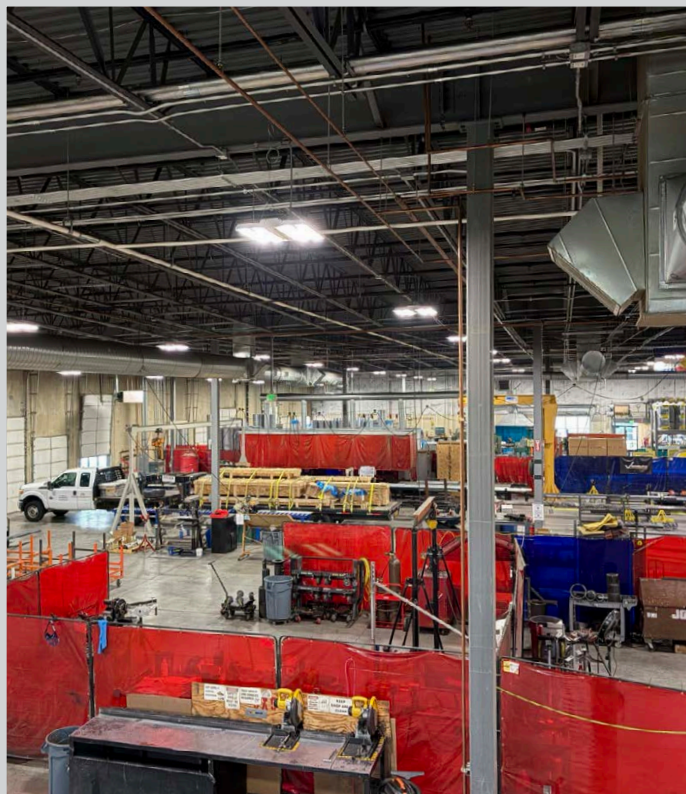


**First Floor - Office**



**Second Floor - Office**





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US HWY 36 - 11 Mins  
 Northwest Pkwy - 5 Mins  
 US HWY 287 - 4 Mins  
 Downtown Louisville - 5 Mins  
 Boulder - 18 Minutes  
 Denver - 28 Minutes  
 Denver International Airport - 30 Mins