

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') 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  
Cell: 720.317.9621  
jim@thomasratay.com  
For Showings: 303.543.0625



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

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### 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

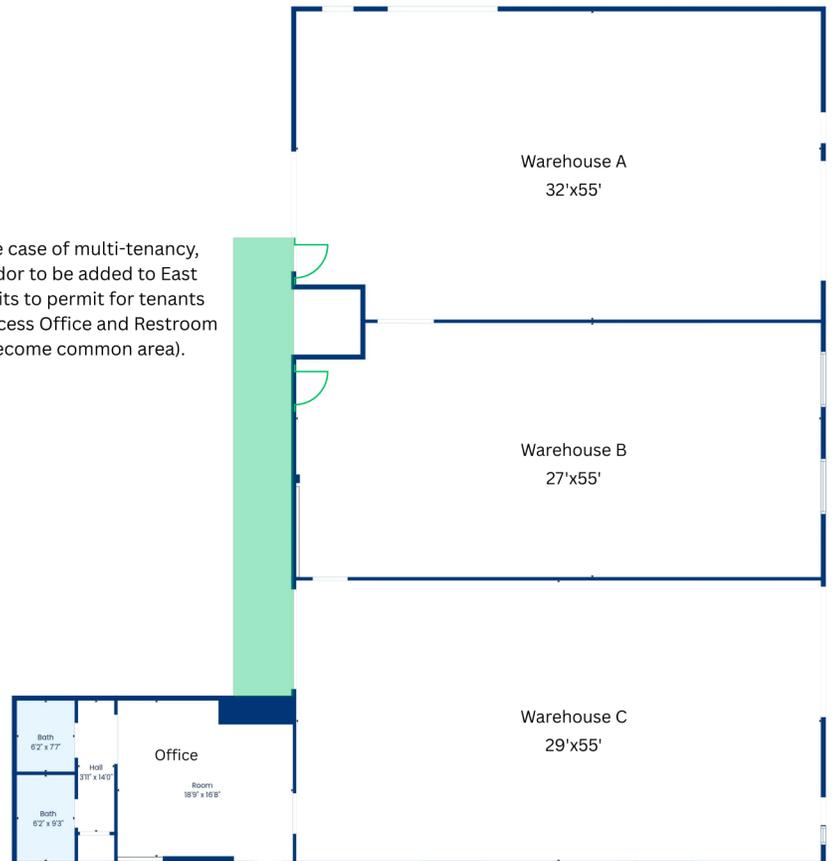
### Warehouse C

- 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

