



385 S. Pierce Avenue

Suite C, Louisville, CO

Great Value Louisville CTC Warehouse/Office for Sublease

Gregory Glass, MBA
greg@gibbonswhite.com
(303) 586-5927

www.gibbonswhite.com

[Property Info & Gallery](#)

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Available Space	11,491 sq. ft.
Lease Rate / sq. ft.	\$12.50 NNN
Expenses / sq. ft.	\$7.10*

**Not Including Utilities*

- Warehouse Features 2 Drive-In Doors, 16 ft. Clear Height, Extensive Mezzanine with Forklift Access, Restroom, & 3-Phase Power (200amps/408v)
- Office Area Features Great Natural Light with Reception, 6 Private Offices, Bullpen, Conference Room, Kitchen & Break Area, 2 Restrooms
- Ample Visitor & Staff Parking
- Convenient to Hwy 36 Corridor with Proximity to Downtown Amenities
- Ideal for Light Industrial, Manufacturing, Distribution, Flex & R&D
- Sublease through January 31, 2027, or Longer Direct Term Available at Negotiable Lease Rate

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