

413 S. ARTHUR AVENUE

LOUISVILLE, CO 80027

OFFERED AT
\$4,800,000

BUILDING SIZE
21,072 SF

TYPE
FLEX

ZONING
I- INDUSTRIAL

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DOUBLE DIP

This is a rare opportunity to acquire a stabilized asset generating 7% cap rate income on an existing NNN lease running through May 2028 at \$15.91/SF – meaning zero landlord responsibilities and immediate, hands-off cash flow from day one. And for the forward-thinking buyer, the lease expiration creates a natural, built-in timeline to transition into owner-occupancy – collect strong returns now, move your business in later. Whether you're a pure investor or an owner-occupant playing the long game, this property checks both boxes.

PROPERTY HIGHLIGHTS

- Strong Current Income – Leased through May 2028, generating \$15.91/SF NNN, providing immediate, passive cash flow with limited landlord obligations
- Attractive 7% Cap Rate – Above-market returns on day one with a creditworthy tenant already in place
- Built-In Runway for Owner-Occupants – Lease expiration in 2028 offers a clear, near-term path to occupy the space while collecting income in the meantime

TWO-STORY LOUISVILLE FLEX BUILDING FOR SALE

HEIDI SCHAMBER

303 444 4344

Heidi@MarketRealEstate.com

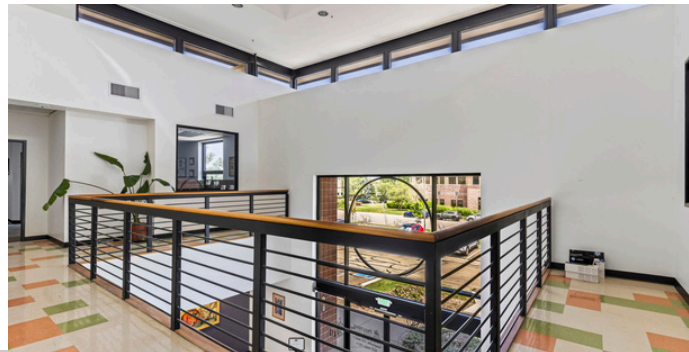
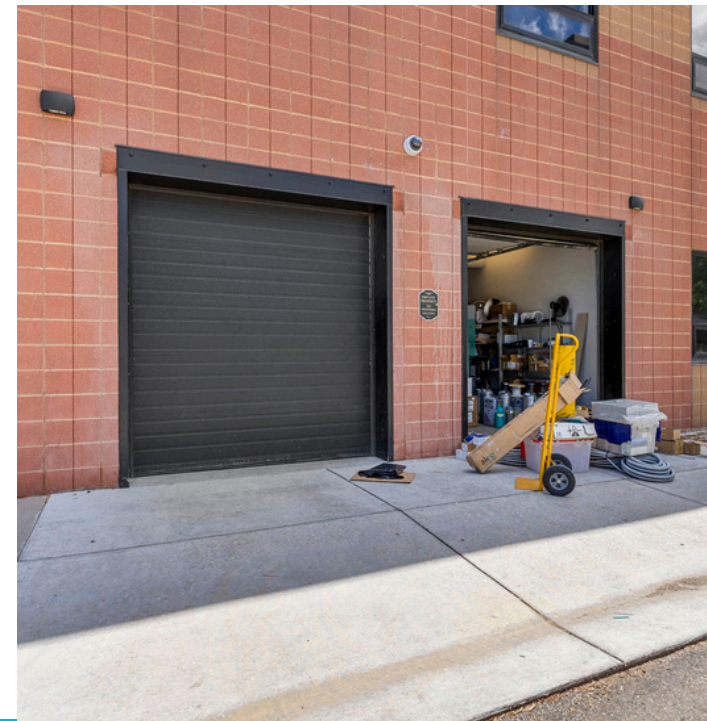
TODD WALSH, CCIM

303 444 5040

Todd@MarketRealEstate.com

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DOWNTOWN
LOUISVILLE

S. BOULDER RD

HWY 42 / EMPIRE RD

287

MAYHOFFER
OPEN SPACE

Intermountain
Health

COLORADO TECHNOLOGY CENTER

ELDORADO
RUPES

SIERRA
SPACE

molecular
dynamics

RIVIAN

QUICKSILVER SCIENTIFIC

ALLEN

Insotroll

MAGPUL

INNOVATIVE OPENINGS inc.
Window Covering and Shading Solutions

STUDIO HOME

APRIA ECOENCLOSE

WILDWOOD
golfers

PRECISION

Medtronic

NW PARKWAY (Tollroad)

S. 96TH ST

S. ARTHUR AVE

W. DILLON RD



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