



# OFFICE/WAREHOUSE/MANUFACTURING UNIT FOR SUBLEASE

1849 Cherry Street, Louisville, CO 80027

**Clean office/warehouse/manufacturing unit available at Cherry Park Business Center in CTC.** Current facility is used as a warehouse and cooler facility for a brewery. The cooler may be able to be purchased. The facility has additional floor drains that could be beneficial to a variety of businesses. Unit has a 20' clear height and the office is in the mezzanine and has been recently remodeled. The unit has 200 amps of 3 phase power, a 12' x 12' overhead door and a balcony with mountain views. Located next to several highways offering easy access to Boulder, Denver and by Longmont. The property is surrounded by leading manufacturing and tech companies in Boulder County.

## PROPERTY OVERVIEW

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| UNIT 3         | 4,907 RSF                                                       |
| LEASE RATE     | \$14.75/RSF NNN                                                 |
| EXPENSES (EST) | \$9.04/RSF                                                      |
| AVAILABLE      | 9/1/2026                                                        |
| LEASE TERM     | 3 - 5 Years<br><i>Can go direct to landlord for longer term</i> |
| PARKING        | 3.5/1,000 SF                                                    |
| ZONING         | PUD-I                                                           |

## FEATURE HIGHLIGHTS



Balcony/Patio



Flexible Zoning



Drive-In Door



High Ceilings



Electrical/3-Phase



Parking



Flex Space



Sprinklers

## FOR MORE INFORMATION:



### Danny Lindau

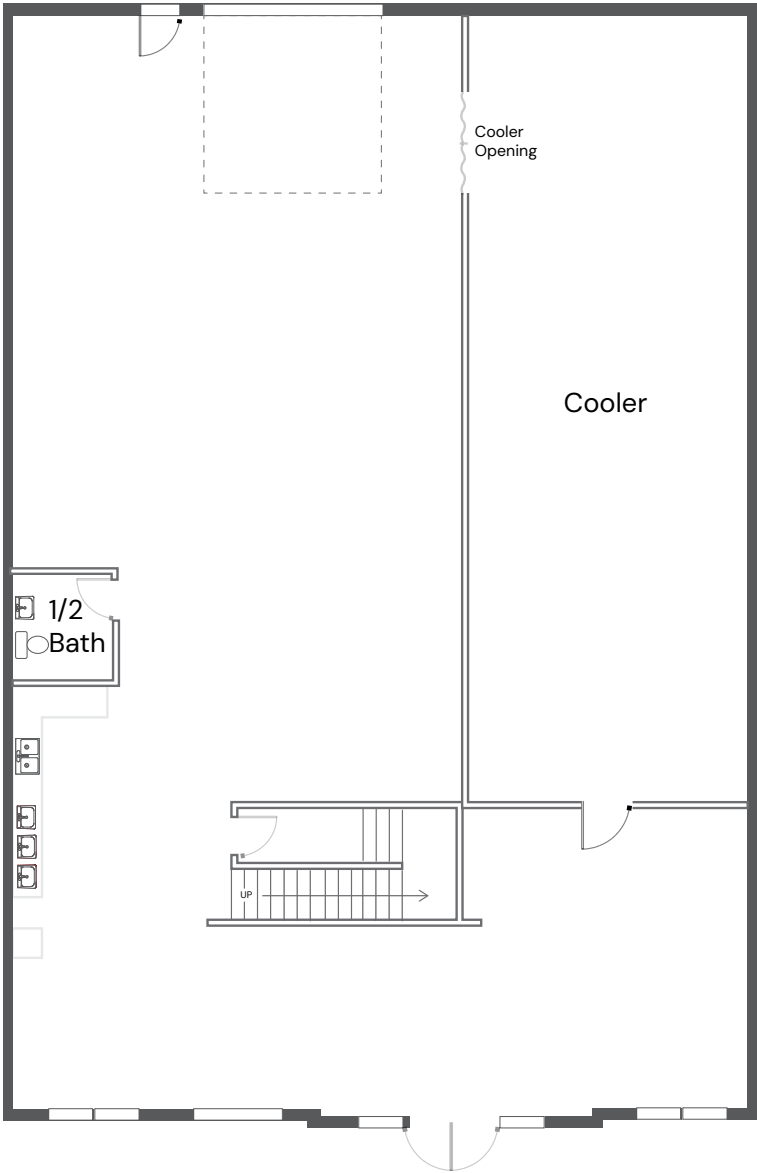
Principal/Senior Broker

303.449.2131 ext 118

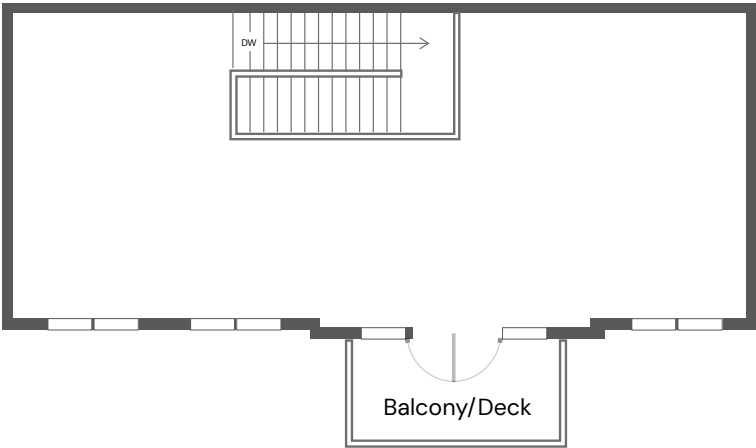
[dlindau@coloradogroup.com](mailto:dlindau@coloradogroup.com)

PROPERTY FLOOR PLANS

1ST FLOOR



2ND FLOOR



BALCONY VIEW



PROPERTY LOCATION

